



CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address

Small Ford Centre,
226-232 Chatham Hill,
Chatham
ME5 7BA

Client

Architecture Design Ltd

Report Reference

PH1-2023-000071

Prepared by

STM Environmental Consultants Ltd

Date

24/08/2023



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2 DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT Phase 1 Desk Study Report



Site Address:	Small Ford Centre, 226-232 Chatham Hill, Chatham ME5 7BA
Site Coordinates:	577169, 167044
Prepared for:	Architecture Design Ltd
Report Reference:	PH1-2023-000071
Version No:	1.0
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3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Architecture Design Ltd (Client). Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at Small Ford Centre, 226-232 Chatham Hill, Chatham ME5 7BA and is centred at national grid reference 577169, 167044. The site has an area of approximately 0.08ha.
Current Site Use	The site is currently used as a Garage and Car Workshop. The main current use in the immediate surrounding area includes residential dwellings, with a Used Car Dealership located to the east.
Proposed Development	The development proposal is for the demolition of the existing building and construction of 11no. residential flats. It is understood that there are proposals to include soft landscaping in the development.
Site History	Examination of Ordnance Survey historic maps revealed that the site comprised a number of unspecified buildings along the northern boundary in c.1865, whilst the rest of the site remained undeveloped. By c.1896 a Chalk Pit overlapped across the south of the site, until c.1932-33 when it was no longer labelled. However, the Ground Workings remained. 3no. buildings were also cleared in the north of the site. By c.1953-55 1no. building was constructed in the north of the site labelled '226 to 232', and 1no. unspecified building was later constructed in the centre of the site and labelled as a Builder's Yard c.1970-77. By c.1994 the site was no longer labelled as a Builder's Yard. The surrounding area has been predominantly developed to the east and west since the earliest available map, with widescale development occurring to the north c.1896.
Geology	According to BGS, the bedrock geology beneath the site consists of Seaford Chalk Formation comprising Chalk. No superficial deposits were identified during the search.
Topography	The site is at an elevation of approximately 71mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by a Principal Aquifer.
Hydrology	There are no surface water bodies located on or within 250m of the site.
Ecology	There are no designated ecological receptors located on or within 250m of the site.
Radon	A search of the BGS Radon dataset indicates that the eastern part of the property lies in an area with between 3 and 5% chance of being affected by naturally occurring Radon gas. Further investigation is recommended. UKRadon can be contacted in this respect.
Contamination Assessment	On site potentially contaminative land uses (PCLUs) have included an Infilled Chalk Pit, Builder's Yard, and a Garage/Car Workshop while off site PCLUs include Infilled Chalk Pit (adjacent S), Scrap Metal Yard (adjacent S), Industrial Unit (adjacent W), Tramway (5m N), Chatham Hill Limekiln Lime Works/Chalk Quarry (10m S), Slaughterhouse (10m SE), Tank (30m S), Used Car

	Dealership (35m E), Steam Laundry (50m SE), Piggeries (50m SE), Infilled Old Chalk Pit (190m SE). A potential source of onsite contamination was also identified in the form of Elevated Radon. A conceptual site risk model was developed and a qualitative risk assessment carried out. Potentially significant potential pollutant linkages were identified in respect of:  Human Health Receptors (i.e. Future Occupiers/Users) - via ingestion, dermal absorption and inhalation (indoors and outdoors);  Human Health Receptors - Explosion/ Fire risk due to build-up of Methane/ VOCs in confined spaces;  Property Receptors - Damage to buildings and services due to exposure to aggressive chemicals in the soil.  Property Receptors – Explosion/ Fire risk due to build-up of Methane/ VOCs in confined spaces The identified risks are considered to be Low-Moderate.
Recommendations	Given that potentially significant potential pollutant linkages were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil and gaseous contamination at the site.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Architecture Design Ltd (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at Small Ford Centre, 226-232 Chatham Hill, Chatham ME5 7BA.

The study is required to support a planning application.

5.1 Development Proposal

The development proposal is for the demolition of the existing building and construction of 11no. residential flats. It is understood that there are proposals to include soft landscaping in the development.

The proposed development plans are contained in [Appendix 1](#).

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation "contaminated land" is defined as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: -

(a) Significant harm is being caused or there is significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant → Pathway → Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle 'requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.
- Historical Ordnance Survey Maps

-  Local Authority Planning Application Portal
-  Groundsure Enviro Insight Report & Historical Maps
-  Bomb Sight Web Map Service for UXO

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at Small Ford Centre, 226-232 Chatham Hill, Chatham ME5 7BA at grid reference is 577169, 167044. The site has an area of approximately 0.08ha.

The site lies within the jurisdiction of Medway Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Current Site Use

The site is currently used as a Garage and Car Workshop.

7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Land Use Description
Northern	Chatham Hill/Residential
Eastern	Residential/Used Car Dealership
Southern	Beacon Road/Residential
Western	Residential

Figure 1: Site Location and Aerial Map



- Site: Small Ford Centre, 226-232 Chatham Hill, Chatham ME5 7BA
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- Date: August 23

8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in [Appendix 2](#). A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1865 1:10,560	The site comprises a number of unspecified buildings along the northern boundary, whilst the rest of the site remains undeveloped.	The surrounding area is predominantly developed to the east and west along Chatham Hill. Chatham Hill Limekiln Lime Works 10m S. Beacon Farm 200m SE.
1866-67 1:2,500	There are 4no. unspecified buildings located in the north of the site.	Partial mapping only; Chatham Hill Limekiln Lime Works 10m S relabelled Chalk Quarry.
1896 1:10,560	The Chalk Quarry 10m S has been relabelled Chalk Pit, and has expanded into the south of the site.	Wide scale development has begun to the north of the site. Chalk Quarry 10m S has been relabelled Chalk Pit, and has expanded so now located adjacent S. Beacon Farm 200m SE relabelled Upper Pheasant Farm. Steam Laundry 50m SE. Old Chalk Pit 190m SE.
1897-98 1:2,500	No significant changes.	Orchard 235m SW.
1907 1:10,560	No significant changes.	Steam Laundry 50m SE no longer labelled. Old Chalk Pit 190m SE no longer labelled.
1909 1:2,500	No significant changes.	Tramway 5m N. 3no. Orchards 180m N, 185m NW & 200m SE.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1932-33 1:2,500 1:10,560	3no. unspecified buildings in the north of the site have been cleared. The Chalk Pit is no longer labelled, although the Ground Workings are still present onsite.	Tramway 5m N no longer labelled. 3no. Orchards 180m N, 185m NW & 235m SW no longer present. Upper Pheasant Farm 200m SE no longer labelled.
1938-39 1:2,500 1:10,560	No significant changes.	No significant changes.
1953-55 1:1,250 1:2,500 1:10,560	The north of the site now comprises 1no. building labelled 226 to 232.	Upper Pheasant Farm 200m SE has been relabelled. Orchard 200m SE no longer present. Slaughterhouse 10m SE. Tank 30m S. Piggeries 50m SE. Bakery 210m S.
1967 1:2,500 1:10,560	No significant changes.	No significant changes/
1970-77 1:1,250 1:10,000	1no. unspecified building has been constructed in the centre of the site. The site has been labelled as a Builder's Yard.	Slaughterhouse 10m SE no longer present. Tank 50m SE no longer labelled by c.1973-77. Piggeries 50m SE no longer present. Upper Pheasant Farm 200m SE redeveloped as an Engineering Works. Bakery 210m S no longer labelled. Scrap Metal Yard adjacent S c.1970-73, by c.1973-77 residential redevelopment of the area had occurred. Electricity Substation 225m SE. Works 230m SW.
1979 1:10,000	No significant changes.	No significant changes.
1982-94 1:1,250 1:10,000	By c.1994 the site was no longer labelled a Builder's Yard.	Engineering Works 200m SE relabelled as a Works c.1982-87, no longer labelled c.1989-94.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
2001 1:10,000	No significant changes.	No significant changes.
2003 1:1,250	No significant changes.	No significant changes.
2010 1:10,000	No significant changes.	No significant changes.
2023 1:10,000	No significant changes.	No significant changes.
Current Use	The site is currently used as a Garage and Car Workshop.	The main current use in the immediate surrounding area includes residential dwellings, with a Used Car Dealership located to the east.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in [Appendix 3](#). The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of Seaford Chalk Formation comprising Chalk. No superficial deposits were identified during the search.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site. No relevant information was identified.

9.2 Hydrogeology

The Environment Agency classifies the bedrock as a Principal Aquifer. The site is located within Source Protection Zone 2.

9.3 Water Abstractions

No Surface Water Abstraction Licenses were identified on or within 2000m of the site.

The following Groundwater or Potable Water Abstraction Licenses were identified within 1500m of the site:

Table 3: Groundwater and Potable Water Abstraction Licenses identified within 1500m of the site

Point	Status	Details	Type	Source	Distance/Direction
Boreholes At Luton PS	Historical	Potable Water Supply – Direct	Groundwater and Potable	Southern Region Groundwater	653m S
Boreholes At Luton PS	Active	Potable Water Supply – Direct	Groundwater and Potable	Southern Region Groundwater	653m S
Point B - Maidstone Road, Chatham	Active	Laundry Use	Groundwater	Southern Region Groundwater	1432m W
Point A, Borehole at Maidstone Road, Chatham	Active	Laundry Use	Groundwater	Southern Region Groundwater	1432m W

9.4 Groundwater Level

According to BGS, the groundwater is likely to be more than 5.0 metres below the ground surface throughout the year.

9.5 Hydrology

No surface water bodies were identified on or within 250m of the site.

9.6 Flood Risk

9.6.1 River and Tidal (Fluvial and Tidal) Flooding

The risk of fluvial and tidal flooding is considered to be low. The site is located within Flood Zone 1, which is defined as land having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

9.6.2 Surface Water (Pluvial) Flooding

The Environment Agency (EA) long term flooding maps indicate that the site is at High risk of surface water flooding. High risk means that each year this area has a chance of flooding of greater than 3.3%.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Negligible.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Environmentally Sensitive Sites (e.g. Green Belt Land, Ancient Woodlands) or Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

9.9 Topography

According to [Google Earth](#), the general site level is at 71mAOD.

9.10 Waste Disposal Activities & Landfill Sites

The following Historical Waste Site was identified on or within 250m of the site:

Table 4: Historical Waste Site identified on or within 250m of the site

Site Address	Type of Site	Date	Distance/ Direction
N/A	Scrap Metal Yard	1972	Onsite

9.11 Petrol and Fuel Sites

No Petrol or Fuel Sites were identified on or within 500m of the site.

9.12 Historical Tanks

The Groundsure report includes a summary of Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale.

No Historical Tanks were indicated to have been on site. The nearest Tank was identified approximately 29m S of the site.

9.13 Sites Determined as Contaminated Land under Part 2A EPA 1990

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.14 Dangerous or Hazardous Sites

No Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified on or within 500m of the site.

9.15 Hazardous Substance Storage/Usage

No consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015 were identified on or within 500m of the site.

9.16 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 500m of the site.

9.17 Part A(1) and IPPC Authorised Activities

No Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified on or within 500m of the site.

9.18 Part A(2) and Part B Activities and Enforcements

No Part A(2) and Part B Activities and Enforcements were identified on or within 500m of the site.

9.19 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 250m of the site.

9.20 Discharge Consents

No Red List or Licensed Discharge Consents were identified on or within 500m of the site.

9.21 List 1 and List 2 Dangerous Substance Inventory Sites

No List 1 and List 2 Dangerous Substances Inventory Sites were identified on or within 500m of the site.

9.22 Pollution Incidents

No Pollution Incidents occurred on or within 50m of the site.

9.23 Coal Mining

The site is not located in an area potentially affected by Coal Mining.

9.24 Non-Coal Mining

The following Non-Coal Mining Area was identified on and within 50m of the site:

Table 5: Non-Coal Mining Area identified on and within 50m of the site

Commodity	Assessment of Likelihood	Distance/Direction
Chalk	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.	Onsite

9.25 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with between 3% and 5% chance of being affected by naturally occurring Radon gas. Therefore, it is possible that it is in area affected by Radon.

9.26 Asbestos within Buildings

The information available indicates that the building on the site were developed prior to 2010. It is therefore considered possible that Asbestos may exist within them and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment. An Asbestos survey is recommended.

10 RELEVANT PLANNING HISTORY

Medway Council's online planning portal was searched in an effort to identify any relevant planning applications.

10.1 Planning Applications for the Site

Table 6 below provides a summary of the previously submitted planning applications identified for the site.

Table 6: Summary of planning applications at the site

Application Reference	Date	Description of Proposal	Status
MC/00/1407	2001	Change of use of land from vehicle spares storage and parking to vehicle sales area and part change of use of building to ancillary vehicle valeting.	Granted (without a Contaminated Land Condition)
MC/01/0798	2001	Variation of condition 2 of planning consent MC98/151MG outline application for erection of four studio flats and four 1-bedroomed flats with car parking provision and amenity area to allow the time allowed for a further 3 years.	Granted (without a Contaminated Land Condition)
MC/03/0471	2003	Change of use of land from Vehicle Spares Storage & parking car hire, use of building for car valeting and installation of new gates to front of site.	Granted (without a Contaminated Land Condition)
MC/03/2612	2004	Outline application for residential development.	Granted (with a Contaminated Land Condition)*
MC/05/2173	2006	Retrospective application for change of use of land from vehicle spares, storage and parking to a car hire business.	Granted (without a Contaminated Land Condition)

**No relevant Contaminated Land Reports were identified on the online planning portal at the time of the search.*

10.2 Planning Applications for Adjacent Sites

Table 7 below provides a summary of the previously submitted planning applications identified for nearby sites within 50m. Although other planning applications were identified on adjacent sites; they were not deemed relevant to this report.

Table 7: Summary of planning applications for adjacent sites

Application Reference	Date	Description of Proposal	Status
MC/99/5771	2000	Erection of a two storey side extension to provide 3 self contained flats. (236 Chatham Hill Chatham Kent ME5 7BA – adjacent E)	Granted (Conditions Unknown)*
MC/02/2096	2003	First floor side extension and retrospective part change of use from industrial unit to health centre (Rear Of 220-224 Chatham Hill)	Granted (without a Contaminated

		Chatham Kent – adjacent W)	Land Condition)
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**Decision Notice was not available on the online planning portal at the time of writing and no relevant reports were identified in the search.*

11 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs of the site, which have been taken from Google Maps, are presented in [Appendix 4](#).

12 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

A conceptual site risk model (CSM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

12.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

In addition, the potential for Made Ground to be present was considered to be a possibility.

A summary is provided in Table 8 below.

Table 8: Summary of potential contamination sources, period of operation and distance from site.

Site Name/Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Elevated Radon	-	-	Current (2023)	Onsite	0
Infilled Chalk Pit	Unknown Filled Ground	c.1932-33	Current (2023)	Onsite S	0 Adjacent
Builder's Yard	-	c.1970-77	c.1994	Onsite	0
Garage/Car Workshop	Road Vehicles: Garages and Filling Stations	Unknown	Current (2023)	Onsite	0
Scrap Metal Yard	Waste Recycling, Treatment & Disposal: Metal Recycling Sites	c.1970-73	c.1973-77	S	Adjacent
Industrial Unit	-	Unknown	c.2003	W	Adjacent
Tramway	-	c.1909	c.1932-33	N	5
Chatham Hill	-	Unknown	c.1896	S	10

Table 8: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Limekiln Lime Works/Chalk Quarry					
Slaughterhouse	Animal and Animal Products Processing	c.1953-55	c.1970-77	SE	10
Tank	Tanks	c.1953-55	c.1973-77	S	30
Used Car Dealership	-	Unknown	Current (2023)	E	35
Steam Laundry	-	c.1896	c.1907	SE	50
Piggeries	-	c.1953-55	c.1970-77	SE	50
Old Chalk Pit	Unknown Filled Ground	c.1907	Current (2023)	SE	190

Typical contaminants that may be associated with the above PCLUs are:

-  Acids & Alkalis
-  Asbestos
-  Chlorinated & Non-Chlorinated Solvents
-  Fuels & Fuel Oils
-  Heavy Metals
-  Gases: Methane & Carbon Dioxide
-  Organic & Inorganic Compounds
-  Polycyclic Aromatic Hydrocarbons (PAHs)
-  Total Petroleum Hydrocarbons (TPHs)
-  Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

12.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

12.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

12.2.2 Potential Groundwater Receptors

Potential groundwater receptors include the Principal Bedrock Aquifer.

12.2.3 Potential Surface Water Receptors

There are no potential surface water receptors in the vicinity of the site.

12.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

12.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

12.3 Potential Pathways

12.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

-  Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
-  Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
-  Inhalation of contaminated soil, fugitive dust and vapours.
-  Explosion of landfill gases leading to death/injury

12.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

12.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

12.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

12.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

12.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CSM. These were concerned with the following:

-  Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)
-  Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings/buildings. (PPL1b)
-  Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)
-  Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings/buildings. (PPL1d)

-  Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
-  Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
-  Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
-  Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
-  Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
-  Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
-  Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

13 QUALITATIVE RISK ASSESSMENT

For land to be considered 'contaminated land' under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers "Likelihood" and "Severity" to assess the magnitude of the potential risk. The methodology is summarised in [Appendix 5](#).

Table 9 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 9: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	Potential Contaminants Associated with Radon, Site Use as Infilled Chalk Pit, Builder's Yard, Garage/Car Workshop and Offsite Land Uses as Infilled Chalk Pit, Scrap Metal Yard, Industrial Unit, Tramway, Chatham Hill Limekiln Lime Works/Chalk Quarry, Slaughterhouse, Tank, Used Car Dealership, Steam Laundry, Piggeries, Old Chalk Pit: i.e. Acids & Alkalies, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Gases: Methane & Carbon Dioxide, Organic & Inorganic Compounds, PAHs, TPHs, VOCs									
	On and Off-Site Contaminants		On Site Contaminants		On Site Contaminants		On Site Contaminants		On Site Contaminants	
Potential Pathways	Ingestion of soils, garden vegetables and dust Ingestion of contaminated drinking water Dermal absorption Inhalation of dusts and vapours indoors and outdoors Migration of ground gases and vapours into properties		Leaching in the unsaturated zone & diffusion in the saturated zone		Overland run-off Drainage channels Base flow		Direct contact via absorption and ingestion; Inhalation		Migration of ground gases and vapours through the unsaturated zone Attack on water supply service pipes	
Potential Receptors	ON SITE HUMANS (AFTER COMPLETION) Future Occupiers & Visitors		ON SITE HUMANS (DURING DEVELOPMENT) Construction Workers		OFF SITE HUMANS Neighbours		GROUND WATER Principal Bedrock Aquifer		SURFACE WATER None	
Potential Hazards	Adverse health effects Injury/ Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	Adverse health effects Injury/ Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	Adverse health effects Injury/ Death	Explosion/ Methane build-up in confined spaces	Deterioration of groundwater quality	Deterioration of surface water quality Ecological impacts	Deterioration of ecological receptor quality	Damage to property and services
Plausible?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes
PPL ID	PPL1a	PPL1b	PPL1c	PPL1d	PPL2a	PPL2b	PPL3	PPL4	PPL5	PPL6a
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Remote (2)	Remote (2)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)
UPDATED RISK	Low to Moderate (8)	Low to Moderate (8)	Low (4)	Low (4)	Low (4)	Low to Moderate (8)	Very Low (3)	Very Low (3)	Very Low (3)	Low to Moderate (6)
POTENTIALLY SIGNIFICANT?	YES	YES	NO	NO	NO	YES	NO	NO	NO	YES

13.1 Assessment of Potential Significance of Potential Pollutant Linkages

13.1.1 Potential Risks to On-Site Human Health Receptors

PPL1a is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a is considered to have the potential to be significant as potentially contaminative land uses, listed above in Table 8, were identified on and within 190m of the site.

As the proposal is to introduce residential dwellings with associated areas of soft landscaping, it is possible that human health receptors (i.e. future occupiers of the dwellings) could be exposed to any potential contamination via direct contact and ground gases and vapours via indoor inhalation during groundworks and after completion.

PPL1c is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by construction workers. PPL1c is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified on and within 190m of the site, it is considered that any potential risks can be satisfactorily reduced so long as Construction Workers implement standard health and safety measures as described in [Sections 15.3](#).

PPL1b is concerned with the risk of injury/death of future occupiers and site visitors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b is considered to have the potential to be significant as potential sources of explosive ground gases and/or vapours were identified on and within the vicinity of the site.

PPL1d is concerned with the risk of injury/death of construction workers as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1d is considered unlikely to have the potential to be significant. Although potential sources of explosive ground gases and/or vapours were identified on and within the vicinity of the site, the risk is considered to be low as construction workers will be unlikely to be working in unventilated or confined spaces for significant amounts of time.

13.1.2 Potential Risks to Off-Site Human Health Receptors

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified on the site, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact off-site human receptors.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered to have the potential to be significant as potential sources of explosive ground gases and/or vapours were identified on the site.

13.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered unlikely to have the potential to be significant. Although the site is underlain by a Principal Aquifer, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact groundwater receptors. Additionally, according to the BGS mapping the groundwater is located at depths >5mbgl.

13.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered unlikely to have the potential to be significant as no surface water bodies were identified on or within 250m of the site.

13.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of deterioration of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no designated ecological receptors were identified on or within 250m of the site.

13.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. PPL6a is considered to have the potential to be significant as potentially contaminative land uses were identified on and within 190m of the site.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered to have the potential to be significant for the same reasons as PPL 1b.

14 CONCLUSIONS

This Phase 1 Desk Study was carried out to support a planning application seeking to construct 11no. residential flats following the demolition of the existing buildings.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). On site PCLUs have included an Infilled Chalk Pit, Builder's Yard, and a Garage/Car Workshop while off site PCLUs include Infilled Chalk Pit (adjacent S), Scrap Metal Yard (adjacent S), Industrial Unit (adjacent W), Tramway (5m N), Chatham Hill Limekiln Lime Works/Chalk Quarry (10m S), Slaughterhouse (10m SE), Tank (30m S), Used Car Dealership (35m E), Steam Laundry (50m SE), Piggeries (50m SE), Infilled Old Chalk Pit (190m SE). A potential source of onsite contamination was also identified in the form of Elevated Radon.

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 10 below.

Table 10: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	Yes	Low to Moderate
On-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
(Construction Workers)	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	Yes	Low to Moderate
Groundwater	Percolation/Leaching	Adverse groundwater quality	No	Very Low
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	No	Very Low
Ecology	Ingestion/Absorption	Adverse health Injury/Death	No	Very Low
Property	Physical Contact/Absorption	Damage to building and services	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	Yes	Low to Moderate

15 RECOMMENDATIONS

15.1 Intrusive Site Investigation

Given that potentially significant potential pollutant linkages (PSPPLs) were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil and gaseous contamination at the site.

15.2 Watching Brief and Discovery Strategy

Therefore, it is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

-  Works should be halted if any suspicious ground conditions are identified by groundworkers;
-  The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
-  The Contractor should notify the Client’s Environmental Consultant and the Local Planning Authority;
-  The Environmental Consultant should attend the site to record the extent of ‘contamination’ and if necessary, to collect samples;
-  If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
-  Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

15.3 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

-  Provision of appropriate Personal Protective Equipment (PPE);
-  Availability of site welfare;
-  Good personal hygiene, washing and changing procedures;
-  Daily safety briefings.

15.4 Services

The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites*', issued in January 2011 by the UK Water Industry Research.

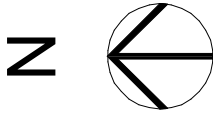
16 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

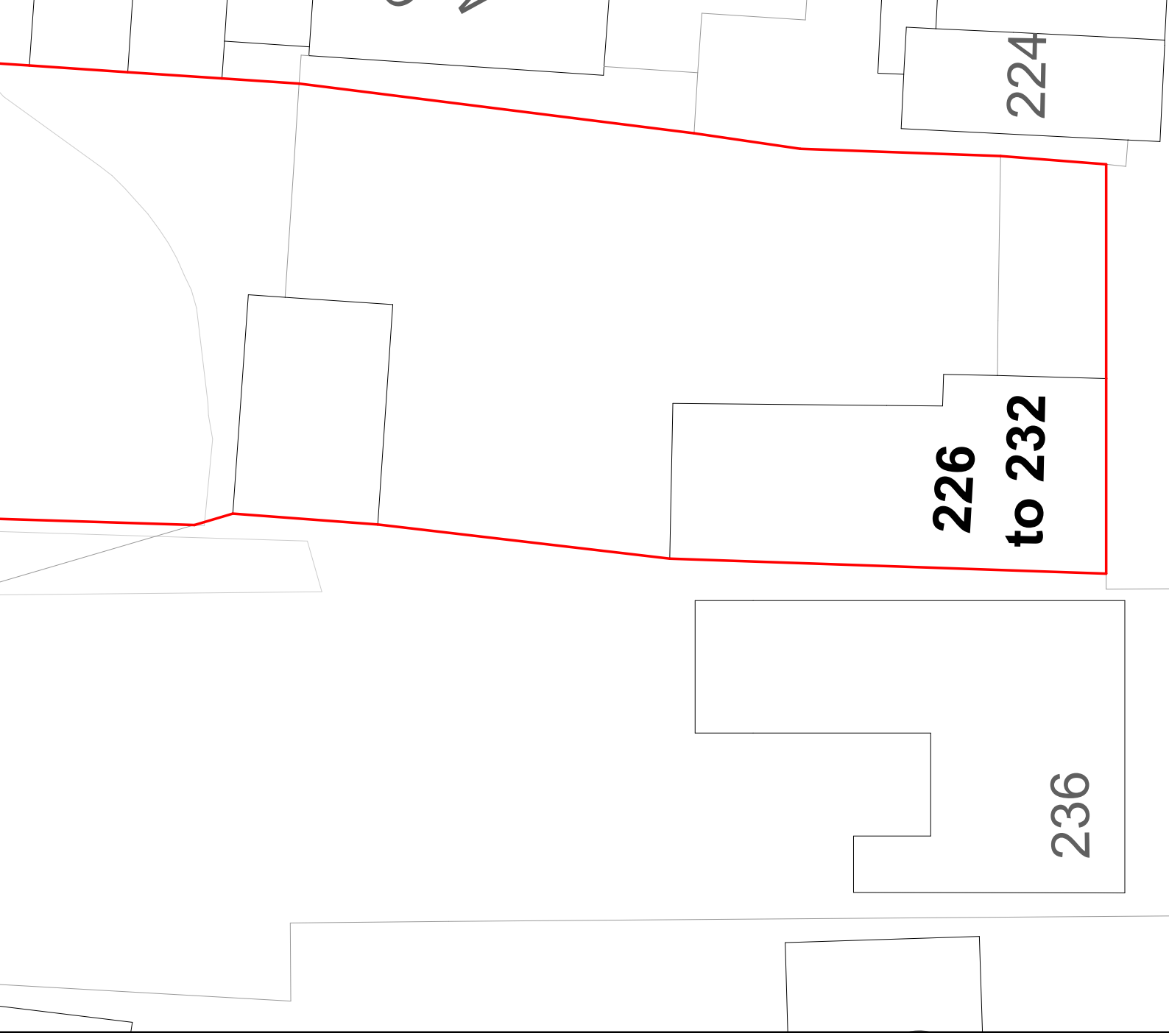
17 APPENDIX 1 – PROPOSED DEVELOPMENT PLANS



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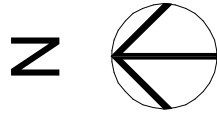


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Site Plan

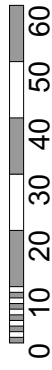




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1:1250
Site Plan



18 APPENDIX 2 – HISTORICAL MAPS

Site Details:

FORD CENTRE, 226-232,
CHATHAM HILL, LUTON,
CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: County Series

Map date: 1866-1867

Scale: 1:2,500

Printed at: 1:2,500

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Grid Ref: 577169, 167044

Map Name: County Series
Map date: 1867
Scale: 1:2,500
Printed at: 1:2,500

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Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: County Series

Map date: 1897-1898

Scale: 1:2,500

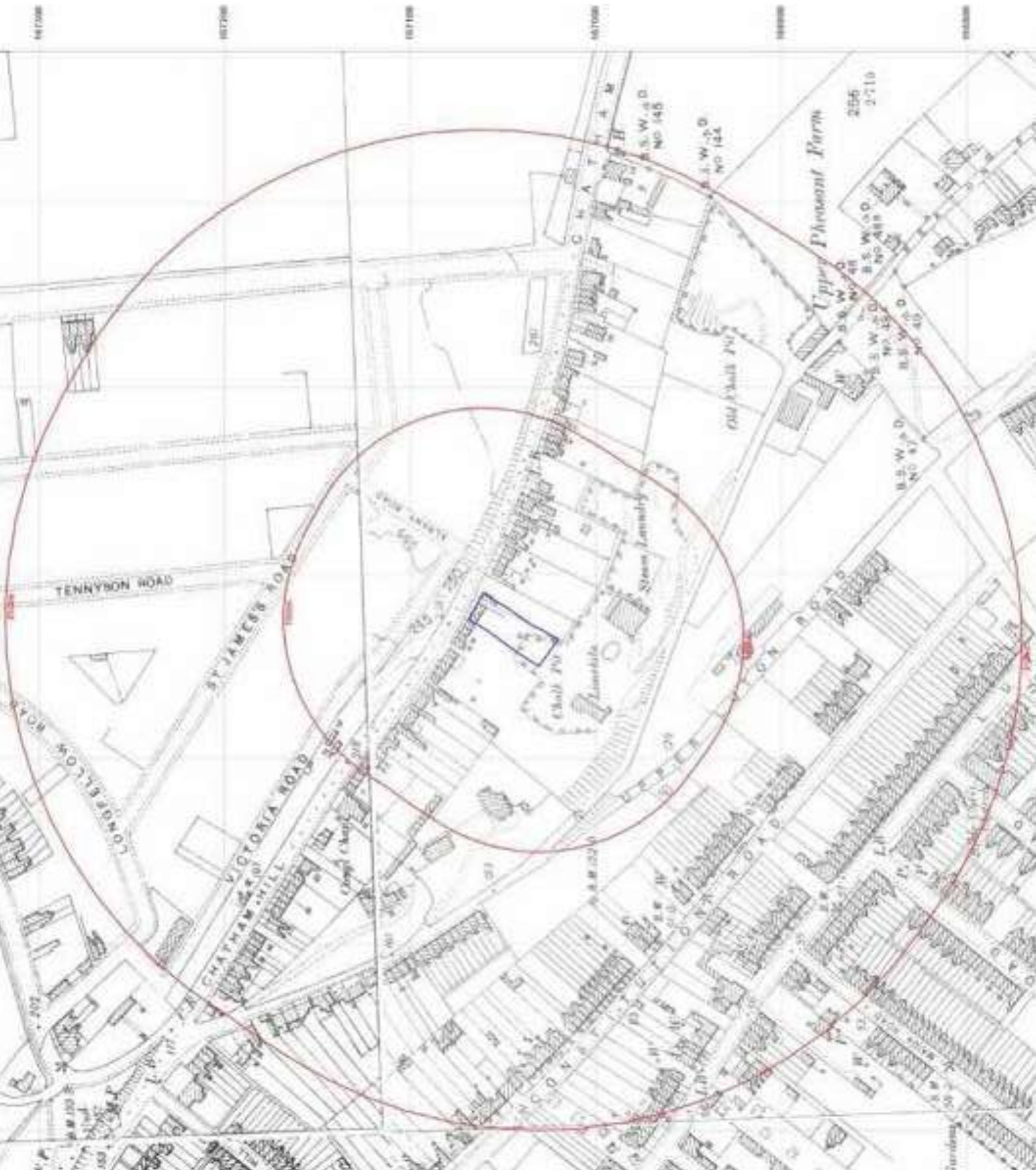
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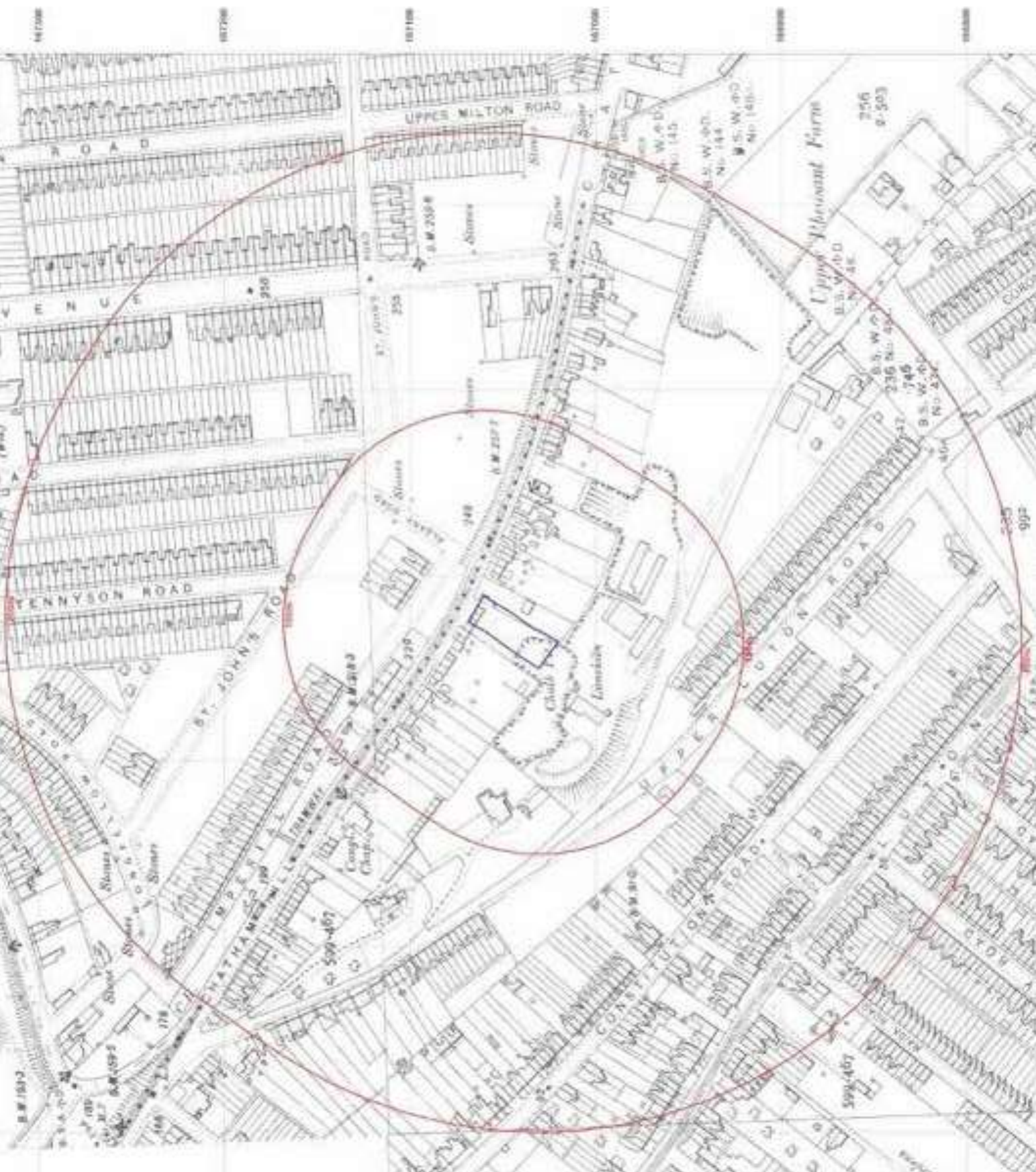
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Grid Ref: 577169, 167044

Map Name: County Series

Map date: 1909

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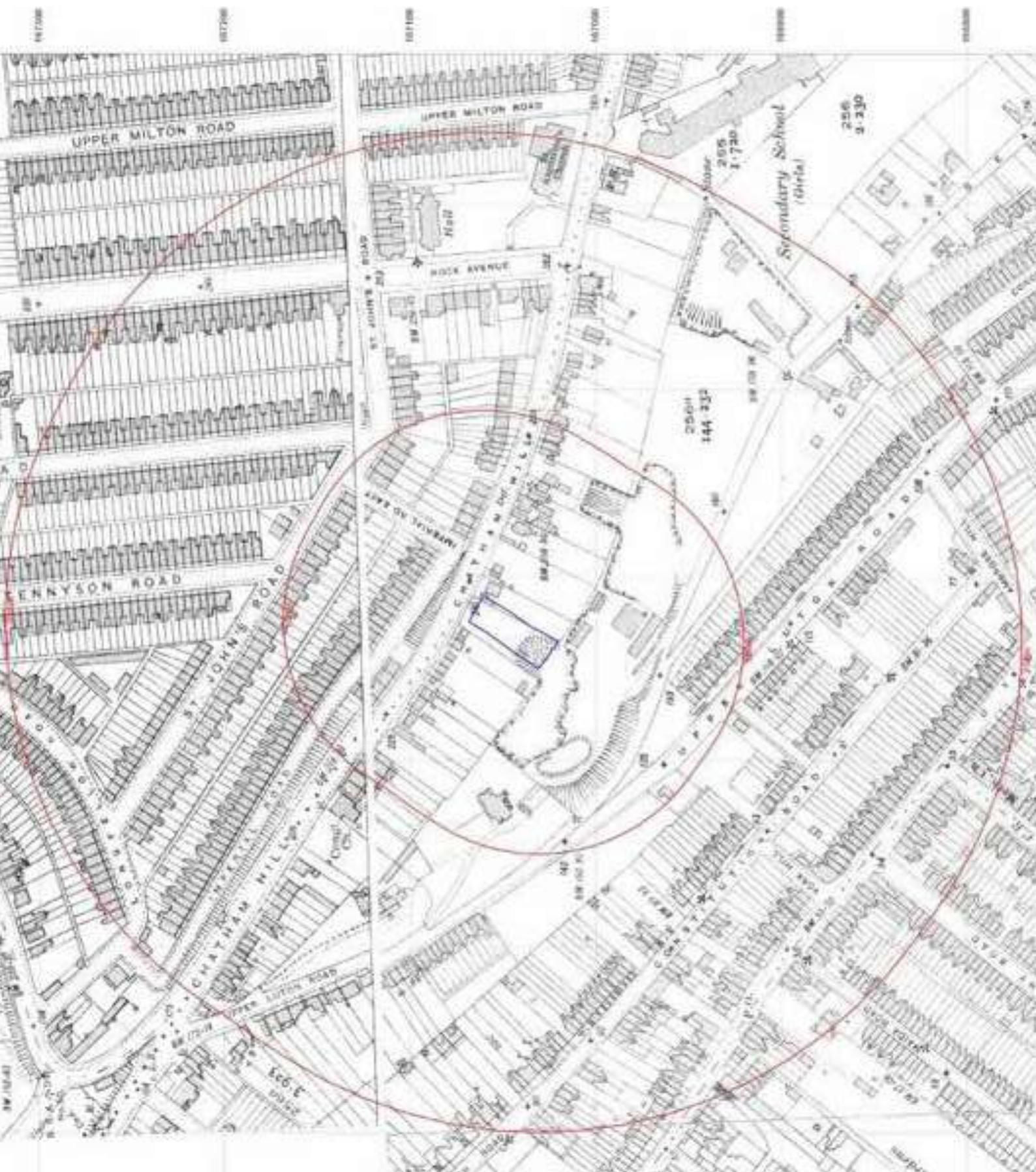
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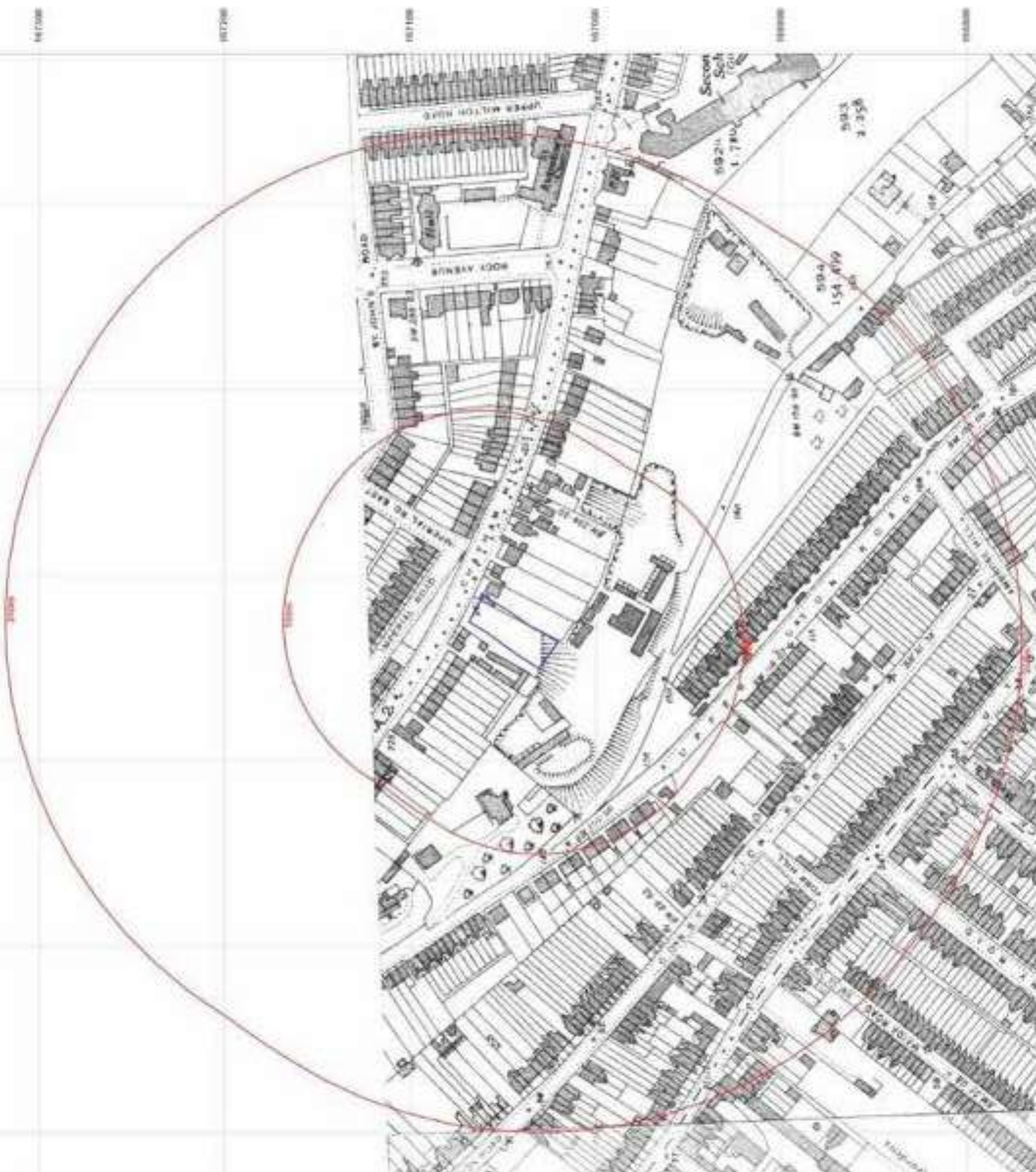
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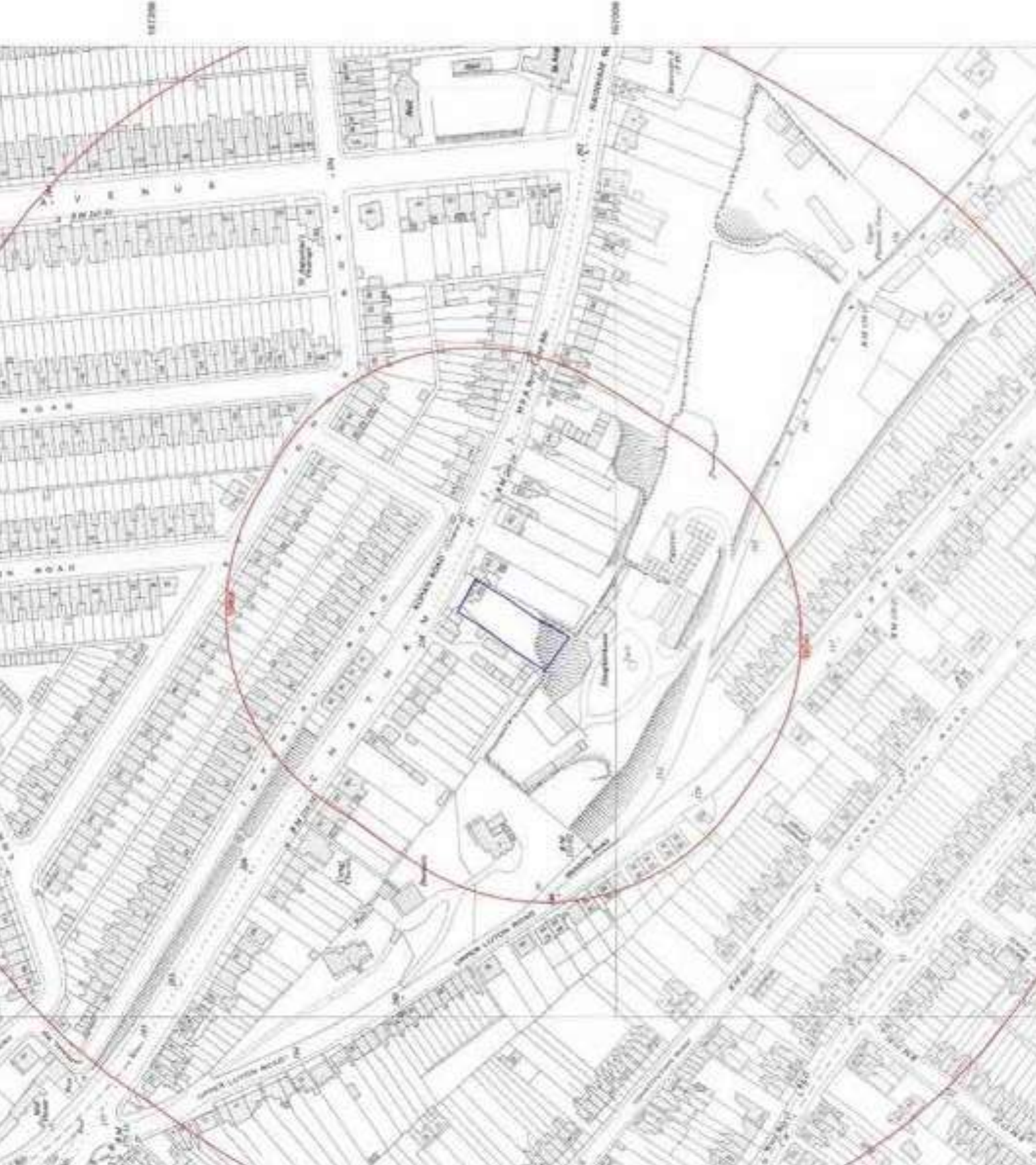
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Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid
Map date: 1953
Scale: 1:1,250
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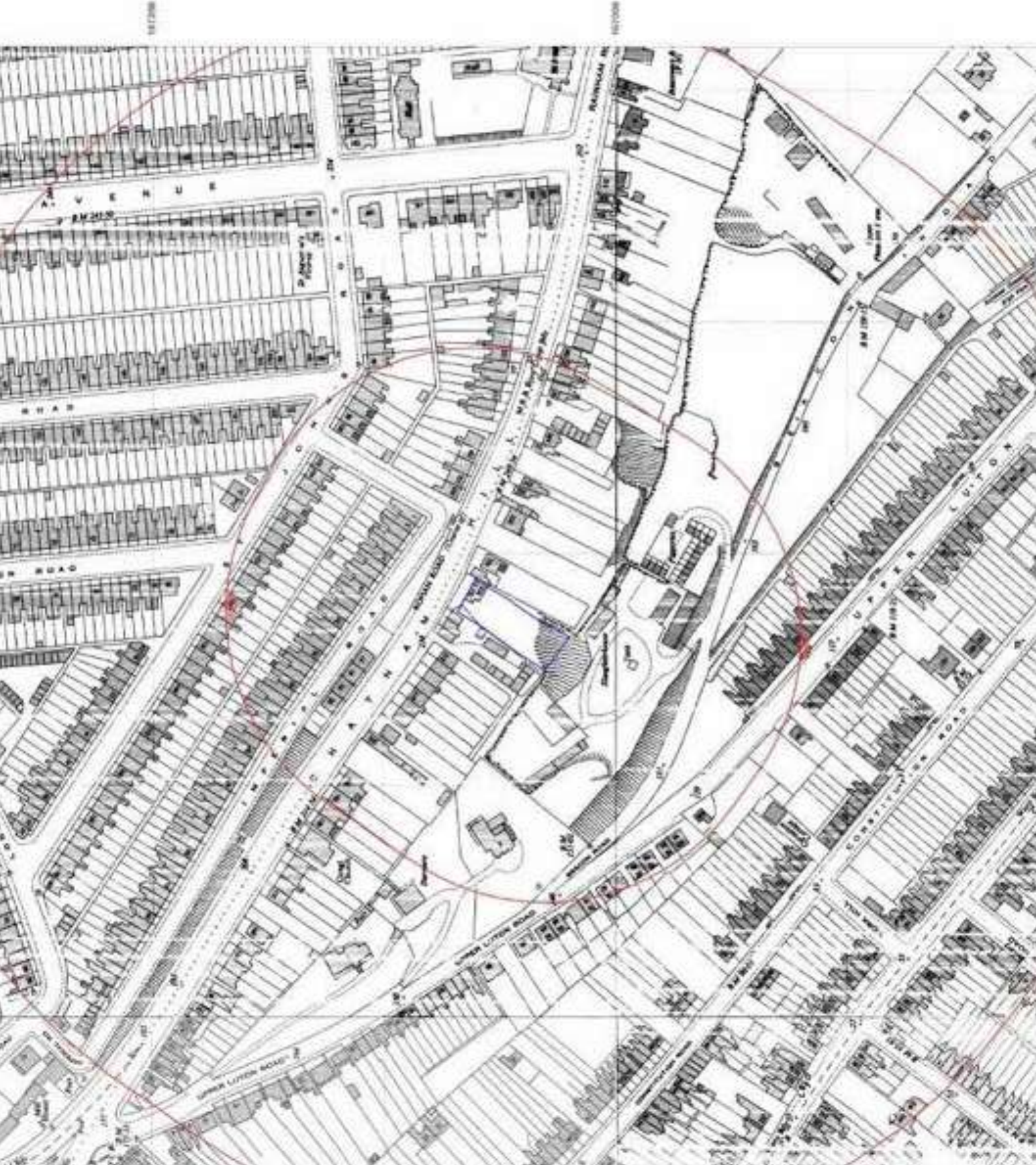
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Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid
Map date: 1953-1954
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Client Ref: PH1-2023-000071
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Map Name: National Grid

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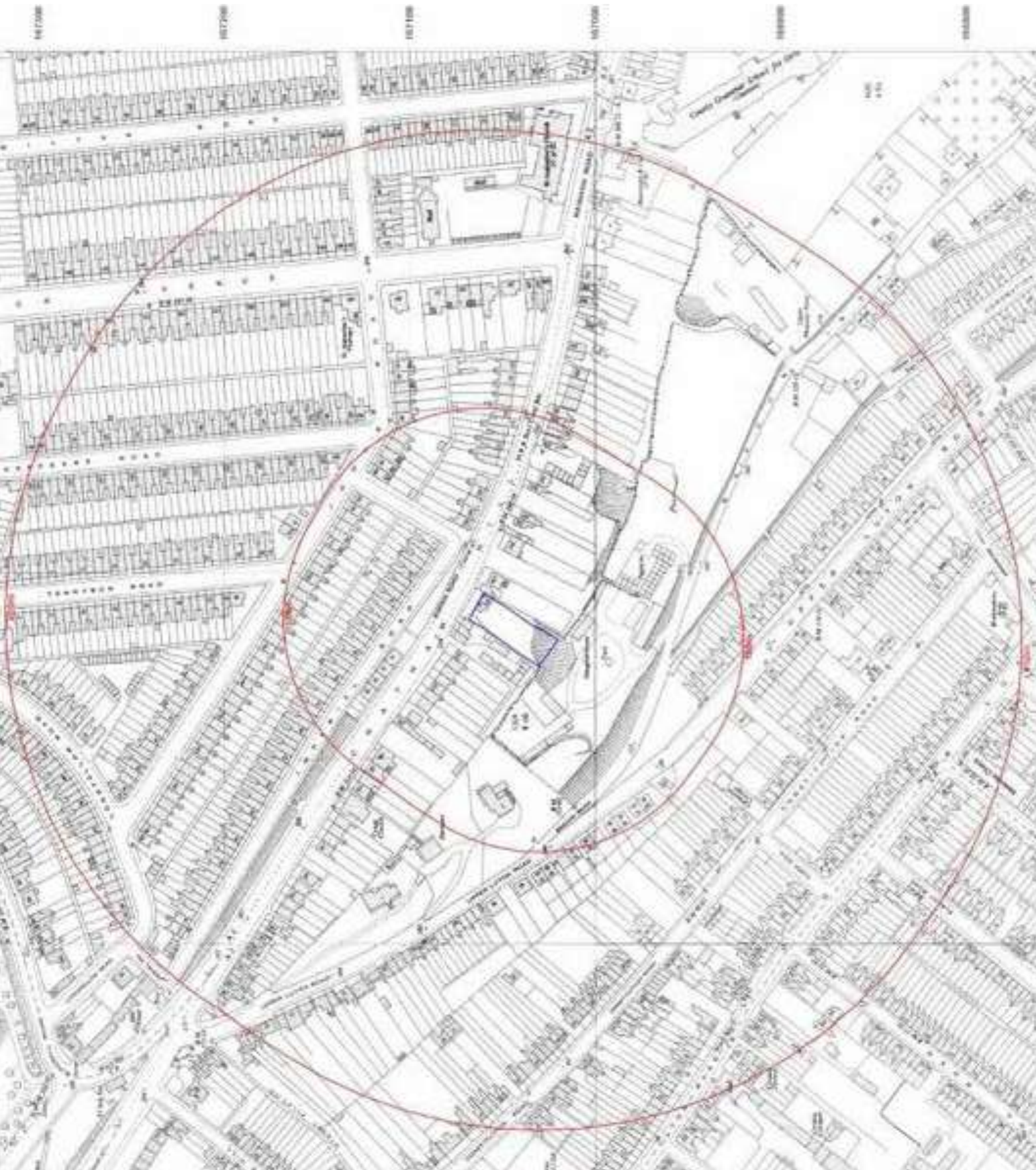
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Grid Ref: 577169, 167044

Map Name: National Grid

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Grid Ref: 577169, 167044

Map Name: National Grid

Map date: 1970-1973

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Grid Ref: 577169, 167044

Map Name: National Grid

Map date: 1973-1977

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Site Details:

FORD CENTRE, 226-232,
CHATHAM HILL, LUTON,
CHATHAM, ME5 7BA

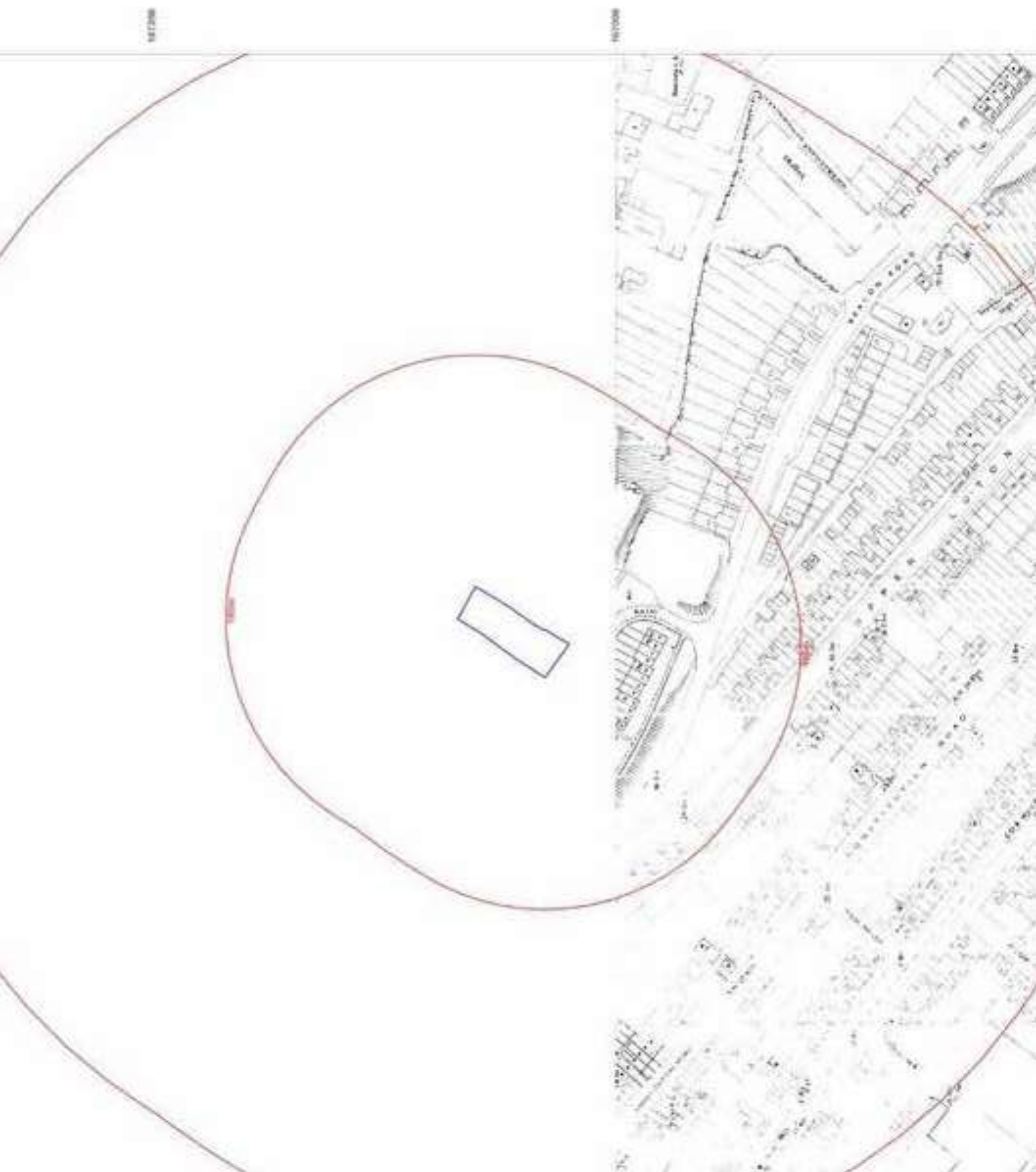
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Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid

Map date: 1977

Scale: 1:1,250

Printed at: 1:2,000



Supersedes N/A	Supersedes N/A
Revised N/A	Revised N/A
Ed N/A	Ed N/A
Copyright N/A	Copyright N/A
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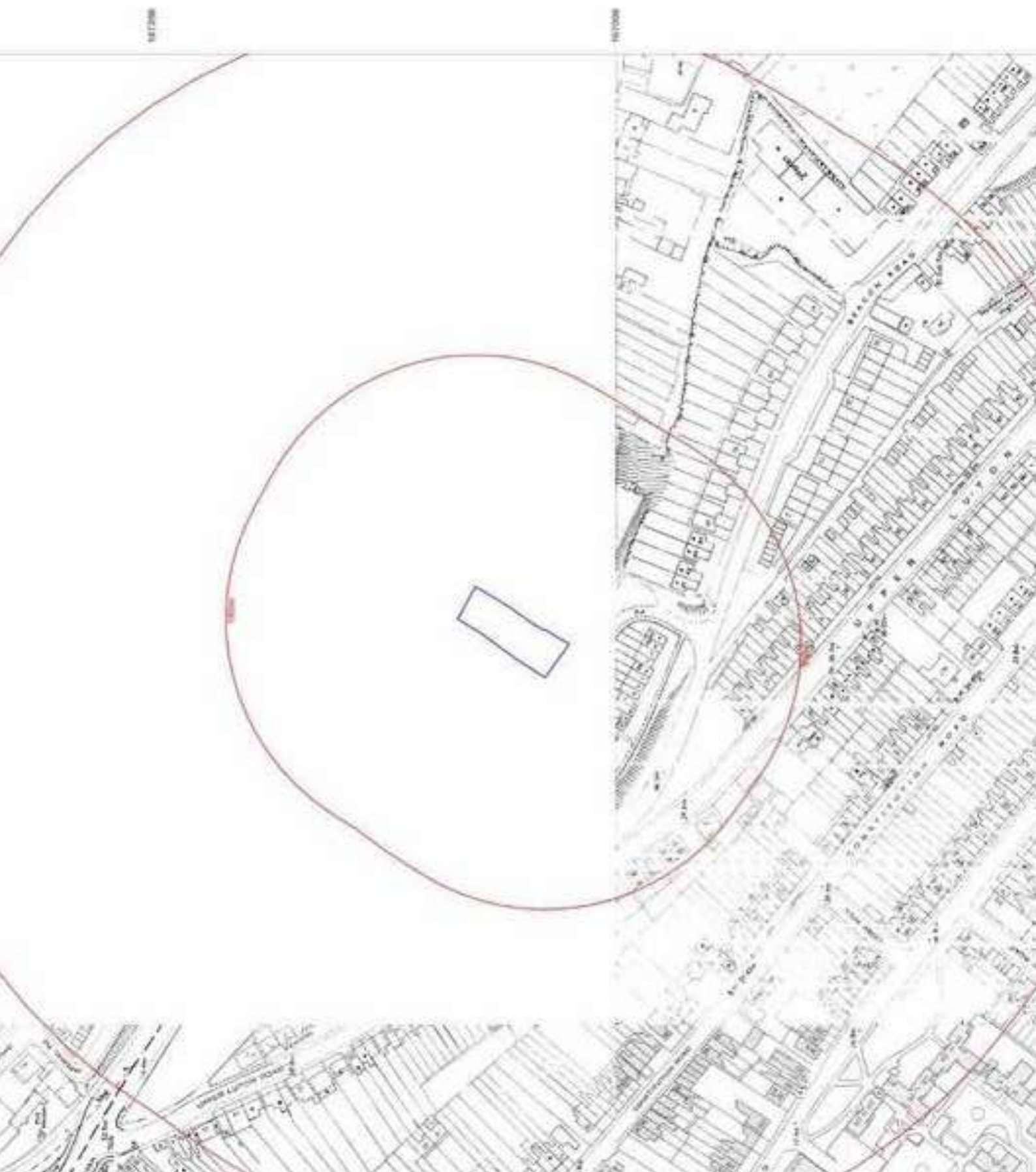
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Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid

Map date: 1982-1987

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1953
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Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid
Map date: 1989-1994
Scale: 1:1,250
Printed at: 1:2,000



Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edison N/A	Edison N/A
Copyright 1994	Copyright 1994
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Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid

Map date: 1985-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1990	Surv Plan Ed	Surv Plan Ed
Revised 1985	Copy Level	Copy Level
Edison N/A		
Copyright 1985		
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Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

1006



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CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: County Series

Map date: 1865

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1865
Revised 1865
Edition N/A
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CHATHAM HILL, LUTON,
CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

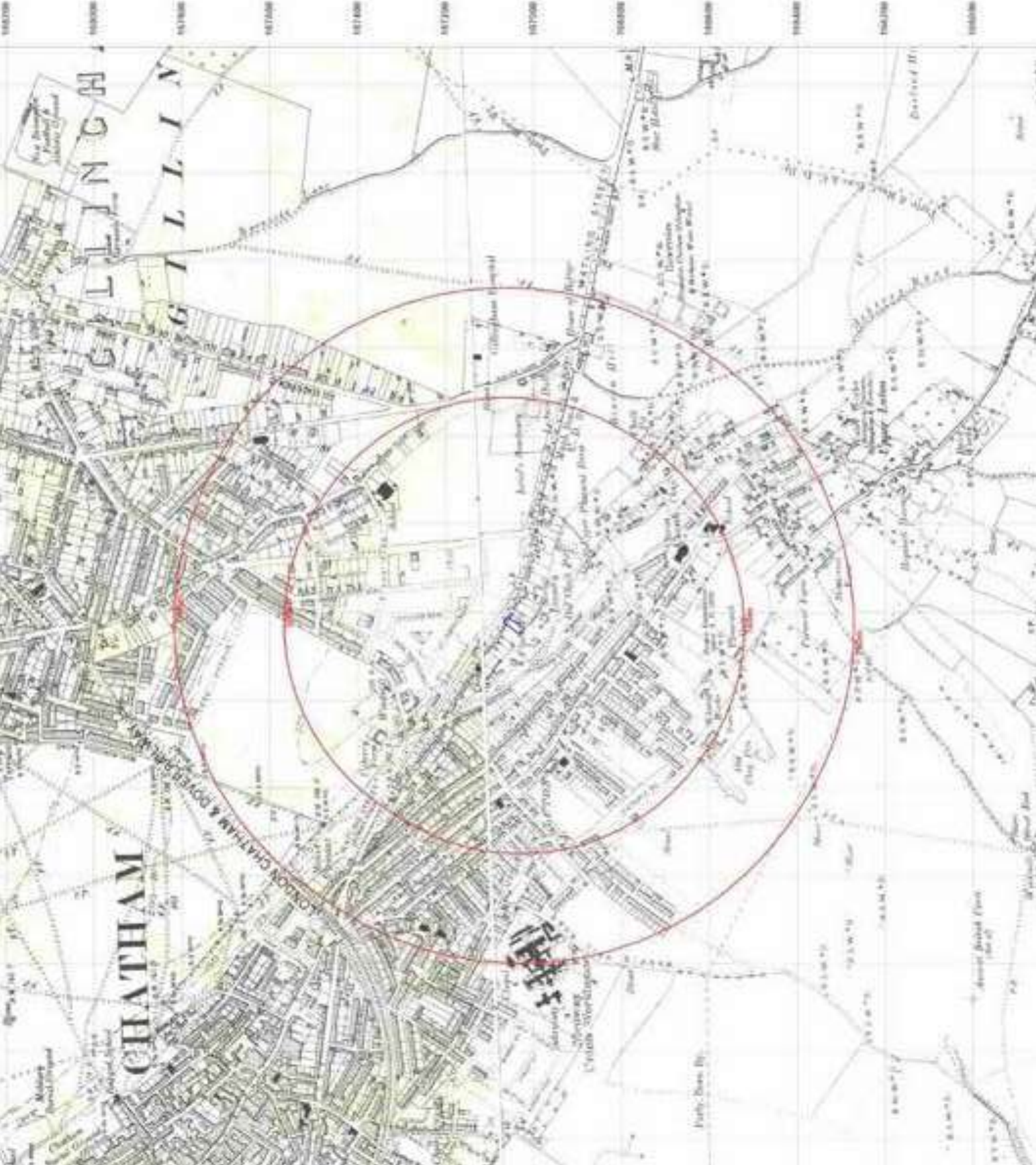
Map Name: County Series
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Scale: 1:10,560
Printed at: 1:10,560

Surveyed 1864
Revised 1896
Edition N/A
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Surveyed 1904
Revised 1906
Edition N/A
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CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: County Series

Map date: 1907

Scale: 1:10,560

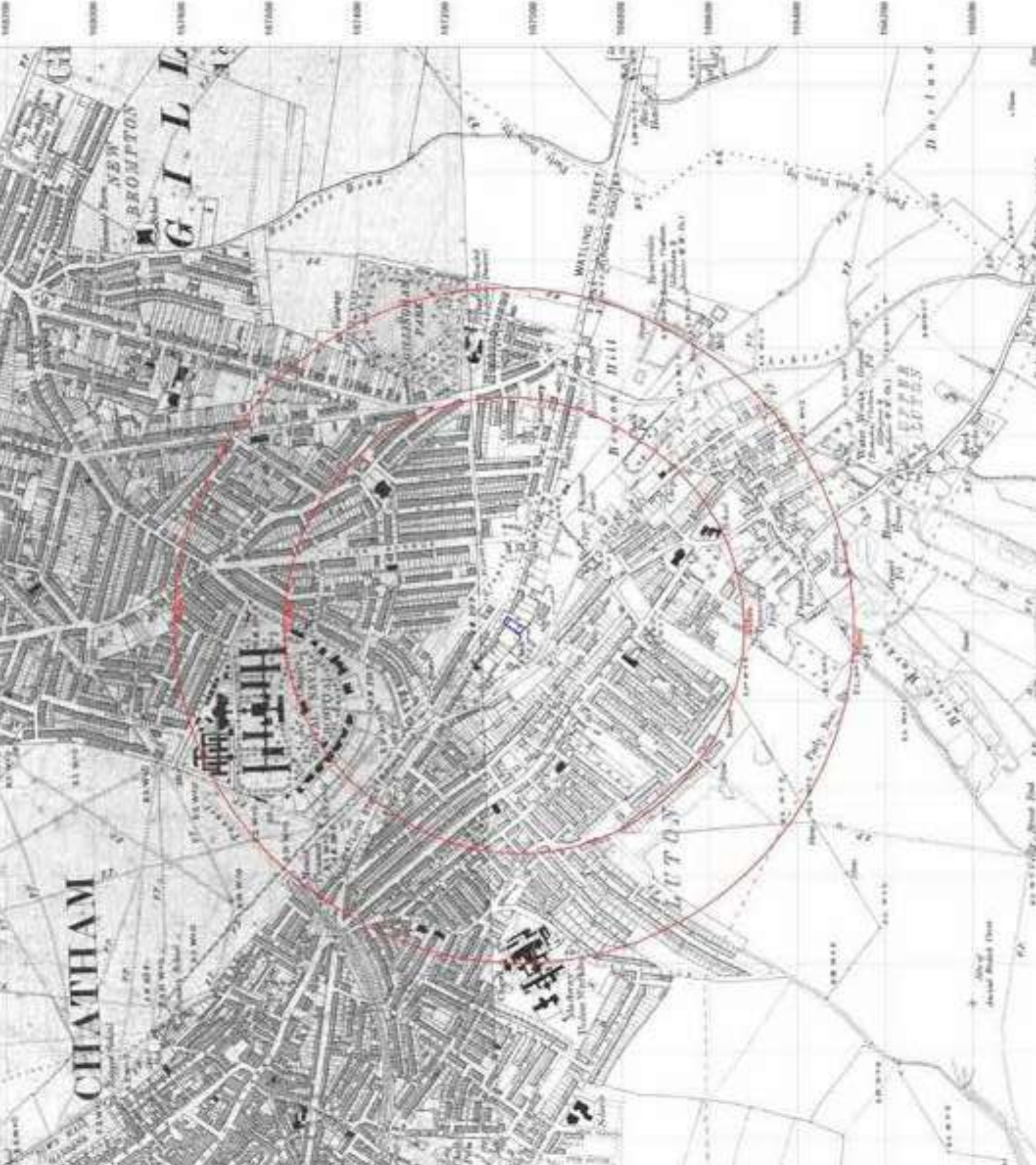
Printed at: 1:10,560

Surveyed 1863
Revised 1907
Edition N/A
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Surveyed 1863
Revised 1907
Edition N/A
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CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

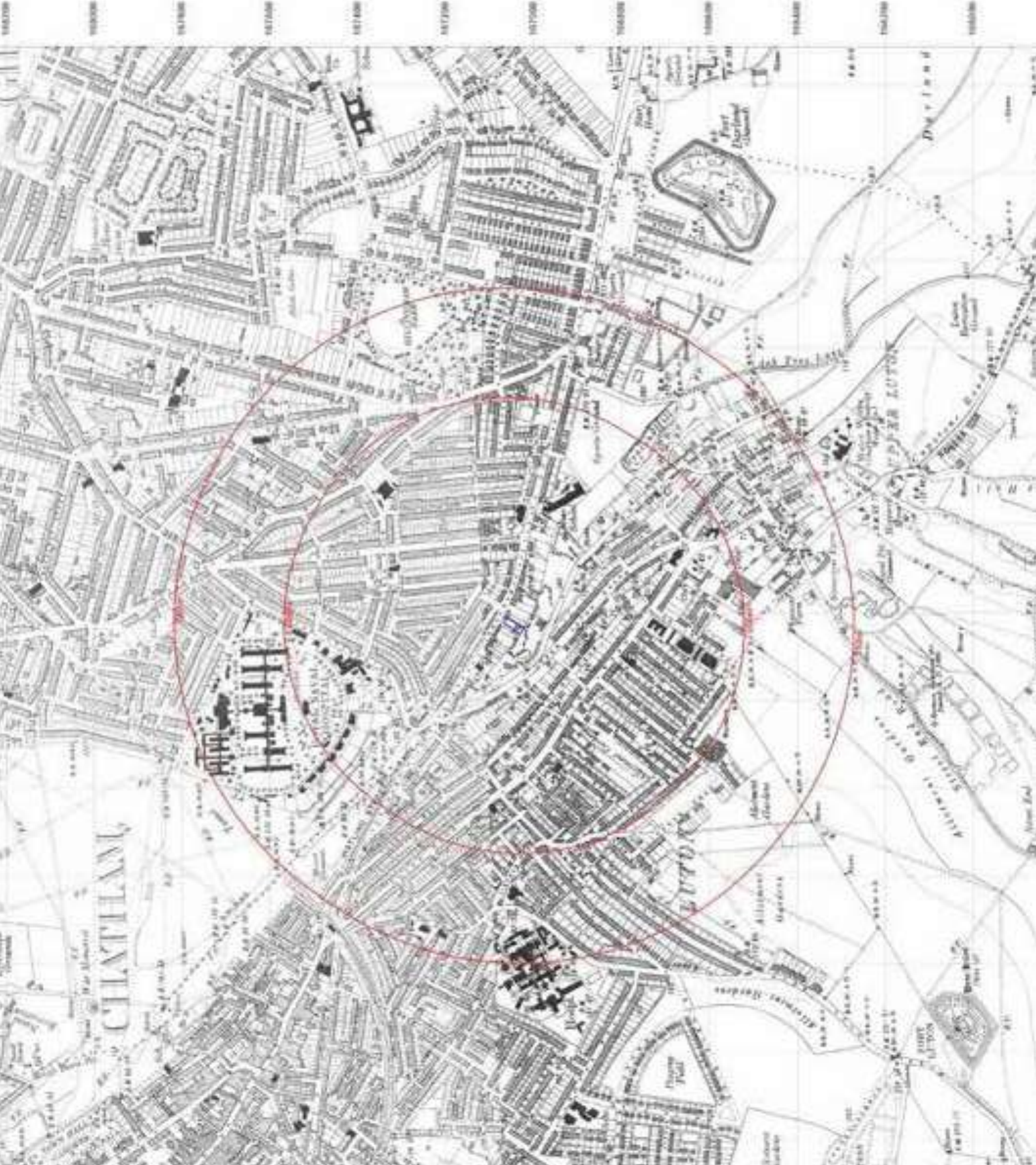
Map Name: County Series
Map date: 1932-1933
Scale: 1:10,560
Printed at: 1:10,560

Surveyed 1863
Revised 1933
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Revised 1933
Edition N/A
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Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

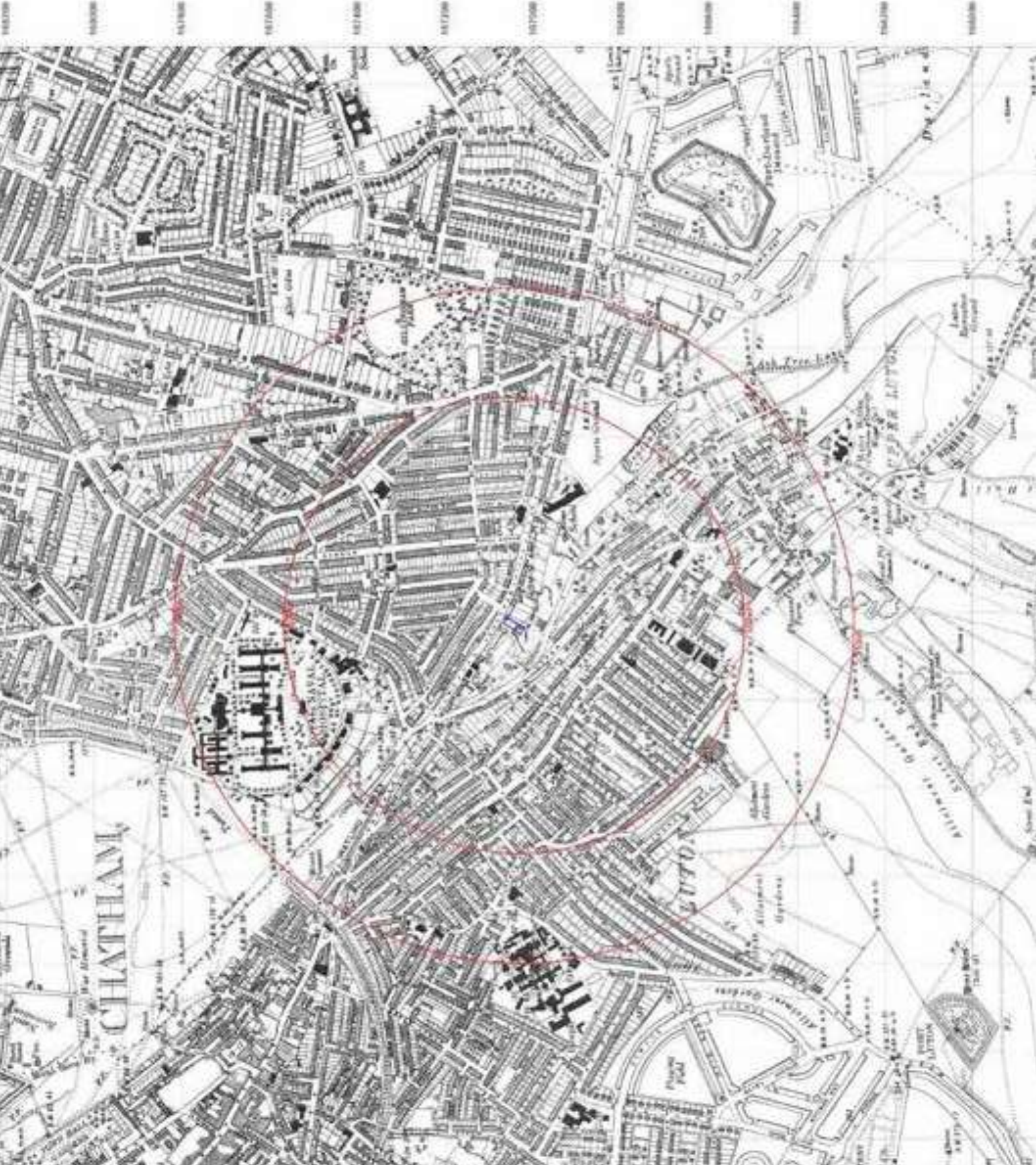
Map Name: County Series
Map date: 1938
Scale: 1:10,560
Printed at: 1:10,560

Surveyed 1863
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Surveyed 1901
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Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: County Series
Map date: 1938-1939
Scale: 1:10,560
Printed at: 1:10,560

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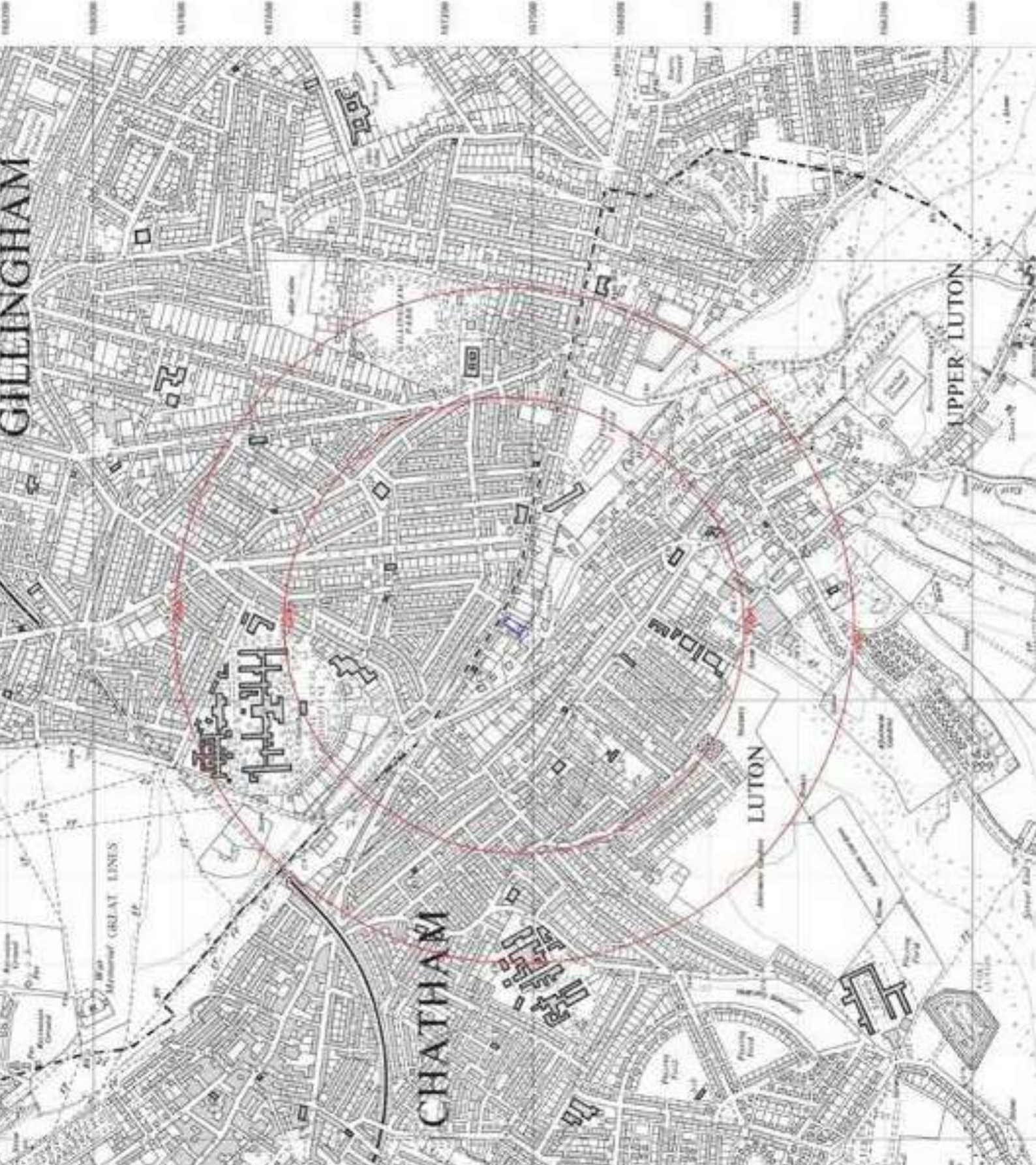
Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: Provisional
Map date: 1955
Scale: 1:10,560
Printed at: 1:10,560

Survey	1955
Review	1955
Edit	1955
Copy	1955
Level	1955



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CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: Provisional

Map date: 1967

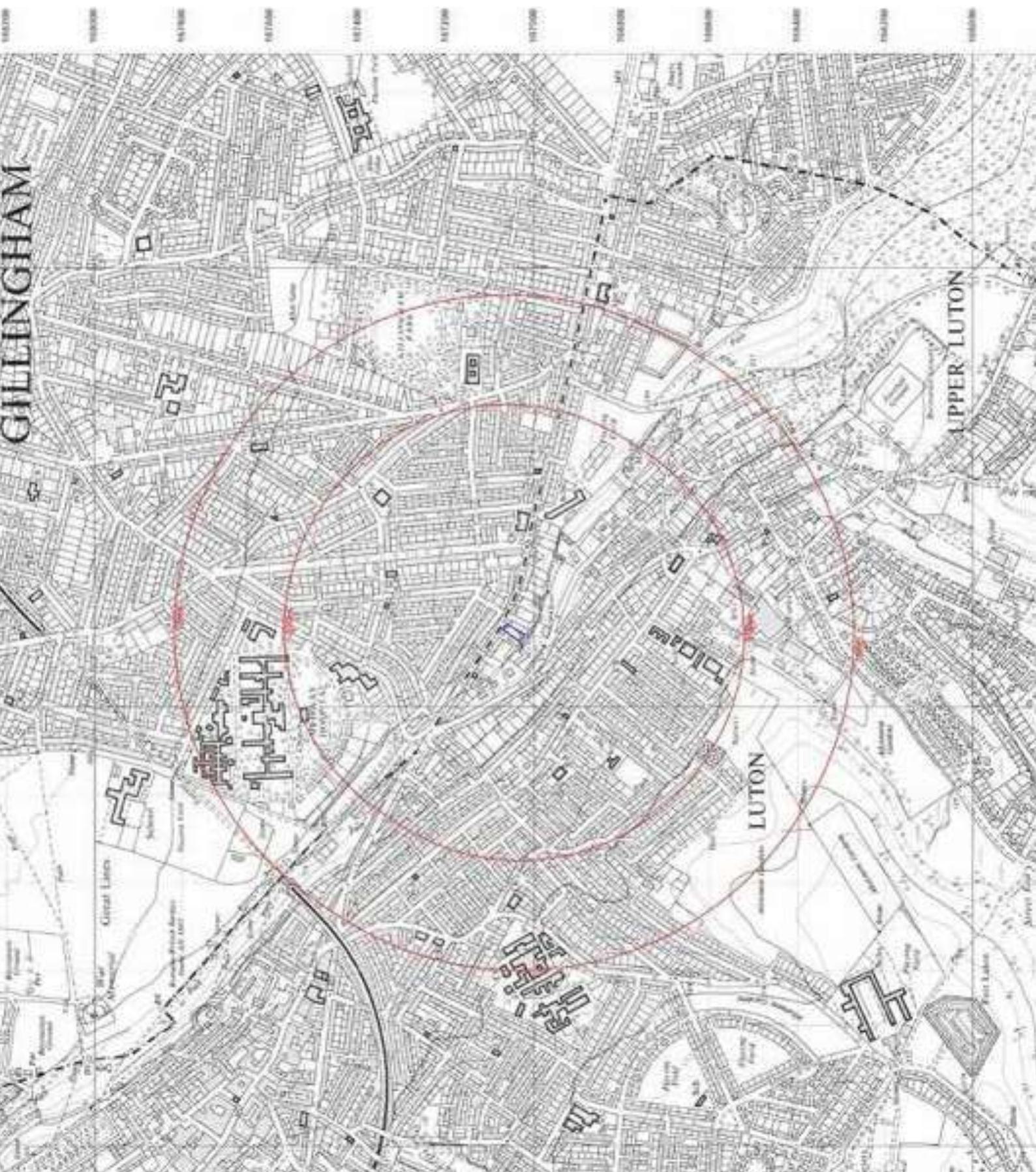
Scale: 1:10,560

Printed at: 1:10,560

Survey	1967
Review	1967
Edit	1967
Copy	1967
Level	1967



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CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid

Map date: 1973

Scale: 1:10,000

Printed at: 1:10,000

Survey
Revised
Edited
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Level



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CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid

Map date: 1979

Scale: 1:10,000

Printed at: 1:10,000



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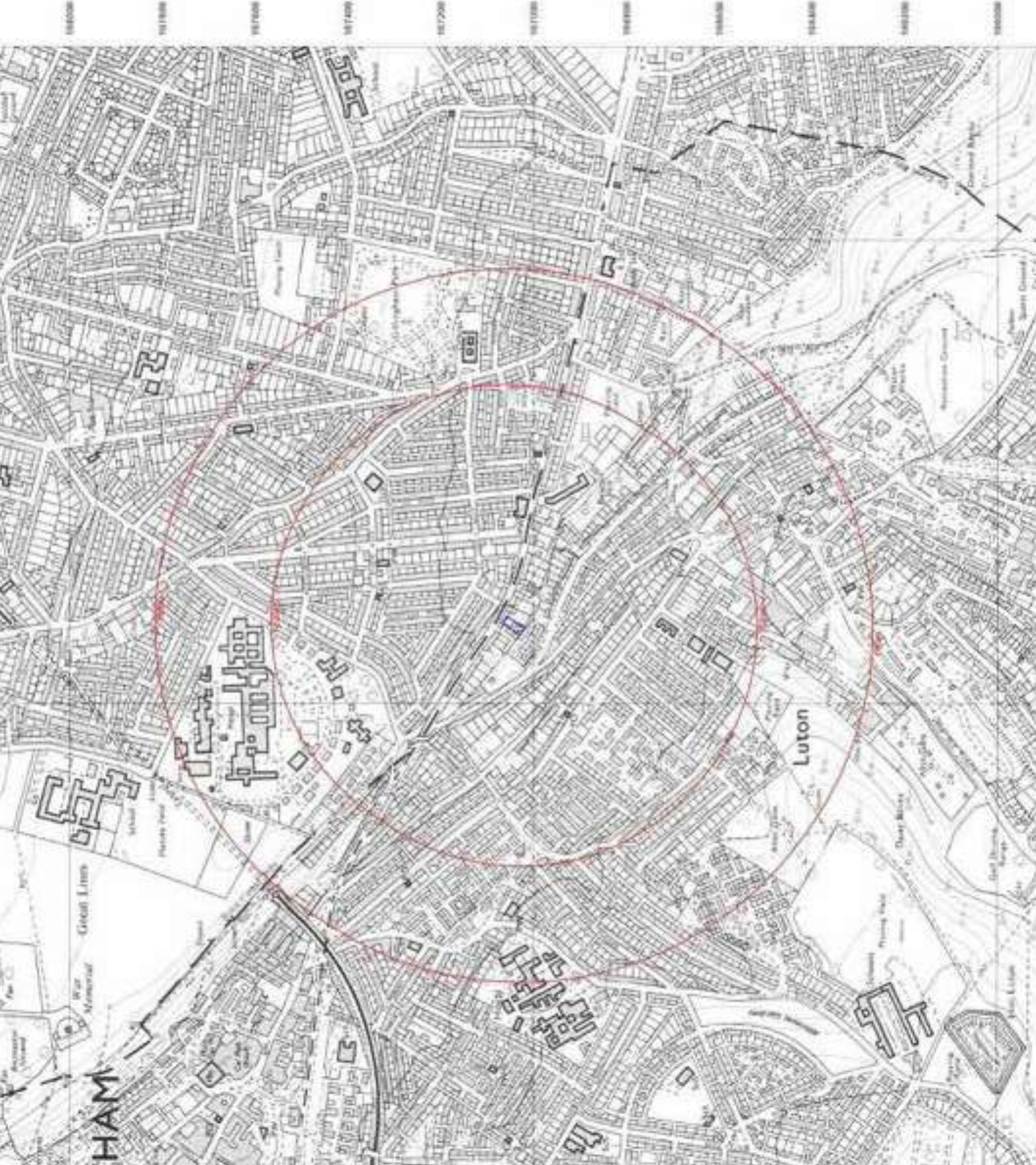
Site Details:

FORD CENTRE, 226-232,
CHATHAM HILL, LUTON,
CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid
Map date: 1990
Scale: 1:10,000
Printed at: 1:10,000

Survive
Review
Edit
Copy
Layer



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Site Details:

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CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid
Map date: 2001
Scale: 1:10,000
Printed at: 1:10,000



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CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid

Map date: 2010

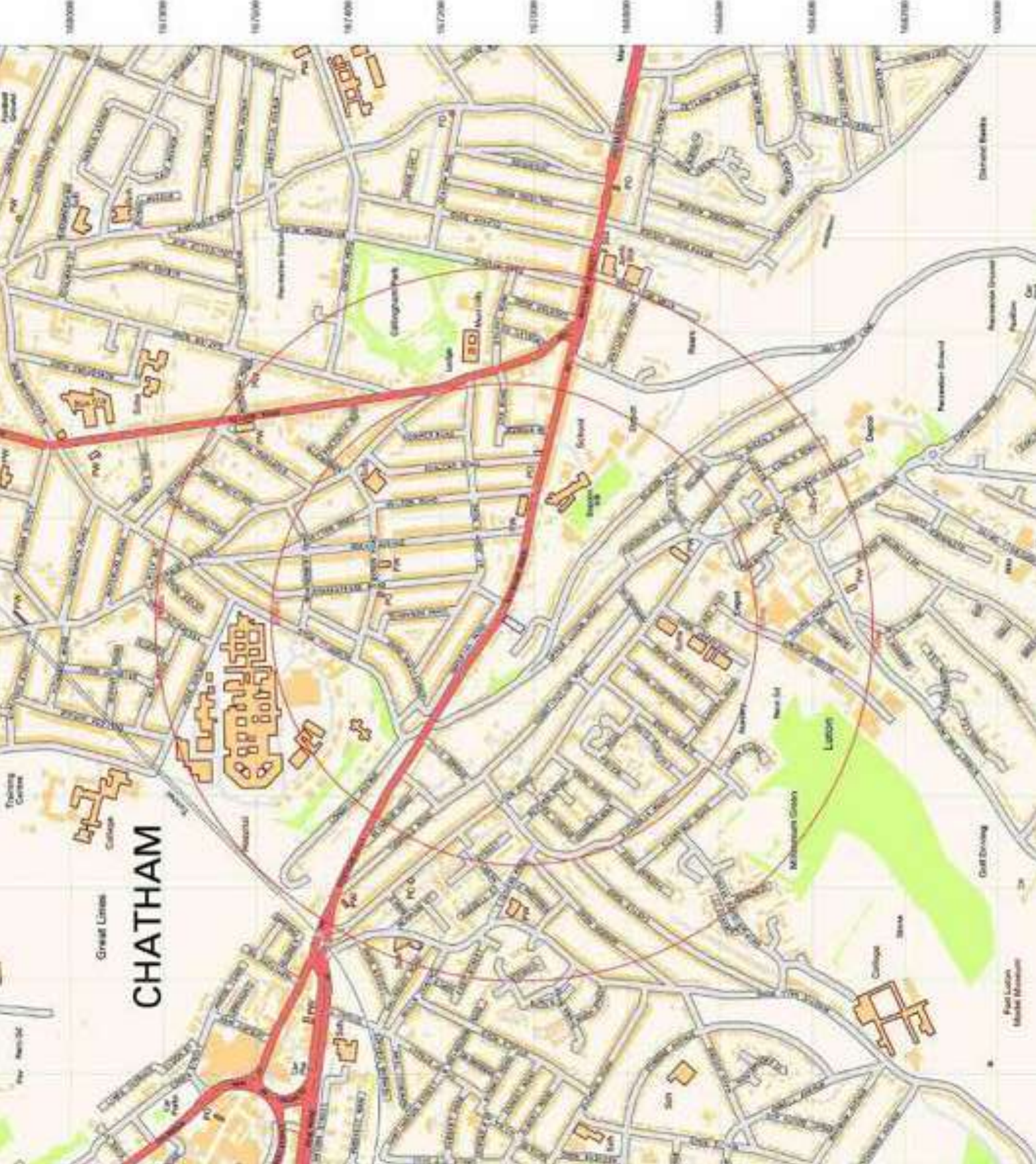
Scale: 1:10,000

Printed at: 1:10,000

2010



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W: www.g



Site Details:

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CHATHAM HILL, LUTON,
CHATHAM, ME5 7BA

Client Ref: PH1-2023-000071
Report Ref: GS-HZO-UDD-5JG
Grid Ref: 577169, 167044

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000

2023



19 APPENDIX 3 – ENVIRONMENTAL SCREENING REPORT

FORD CENTRE, 226-232, CHATHAM HILL, LUTON, CHATHAM, ME5 7BA

Order Details

Date: 18/08/2023
Your ref: PH1-2023-000071
Our Ref: GS-17J-9VA-KCX-CUU

Site Details

Location: 577169 167044
Area: 0.08 ha
Authority: [Medway Council](#) ↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#)

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Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	4	3	8	38	-
18 >	1.2 >	Historical tanks >	0	1	0	5	-
18 >	1.3 >	Historical energy features >	0	0	2	17	-
19 >	1.4 >	Historical petrol stations >	0	0	0	1	-
20 >	1.5 >	Historical garages >	0	0	2	9	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	5	4	11	55	-
24 >	2.2 >	Historical tanks >	0	3	0	7	-
25 >	2.3 >	Historical energy features >	0	0	5	34	-
27 >	2.4 >	Historical petrol stations >	0	0	0	1	-
27 >	2.5 >	Historical garages >	0	0	4	22	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
29	3.1	Active or recent landfill	0	0	0	0	-
29	3.2	Historical landfill (BGS records)	0	0	0	0	-
30	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
30	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
30 >	3.5 >	Historical waste sites >	1	0	0	0	-
30	3.6	Licensed waste sites	0	0	0	0	-
31 >	3.7 >	Waste exemptions >	0	0	1	12	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
33 >	4.1 >	Recent industrial land uses >	1	1	6	-	-
34	4.2	Current or recent petrol stations	0	0	0	0	-
34	4.3	Electricity cables	0	0	0	0	-
34	4.4	Gas pipelines	0	0	0	0	-
35	4.5	Sites determined as Contaminated Land	0	0	0	0	-



35	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
35	4.7	Regulated explosive sites	0	0	0	0	-
35	4.8	Hazardous substance storage/usage	0	0	0	0	-
35	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
36	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
36 >	4.12 >	<u>Radioactive Substance Authorisations</u> >	0	0	0	12	-
38	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
38	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
38 >	4.15 >	<u>Pollutant release to public sewer</u> >	0	0	0	1	-
39	4.16	List 1 Dangerous Substances	0	0	0	0	-
39	4.17	List 2 Dangerous Substances	0	0	0	0	-
39 >	4.18 >	<u>Pollution Incidents (EA/NRW)</u> >	0	0	0	1	-
39	4.19	Pollution inventory substances	0	0	0	0	-
40	4.20	Pollution inventory waste transfers	0	0	0	0	-
40 >	4.21 >	<u>Pollution inventory radioactive waste</u> >	0	0	0	1	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
41 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
43 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
44 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
45 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk</u> >	Identified (within 0m)				
45	5.5	Groundwater vulnerability- local information	None (within 0m)				
47 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	0	8
49	5.7	Surface water abstractions	0	0	0	0	0
50 >	5.8 >	<u>Potable abstractions</u> >	0	0	0	0	6
51 >	5.9 >	<u>Source Protection Zones</u> >	1	1	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
52	6.1	Water Network (OS MasterMap)	0	0	0	-	-



52	6.2	Surface water features	0	0	0	-	-
53 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
53	6.4	WFD Surface water bodies	0	0	0	-	-
53 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
55	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
55	7.2	Historical Flood Events	0	0	0	-	-
55	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
56	7.5	Flood Storage Areas	0	0	0	-	-
57	7.6	Flood Zone 2	None (within 50m)				
57	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
58	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
59 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
60	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
61	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
61	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
61	10.4	Special Protection Areas (SPA)	0	0	0	0	0
61	10.5	National Nature Reserves (NNR)	0	0	0	0	0
62 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	2
62 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
62	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
63 >	10.10 >	Marine Conservation Zones >	0	0	0	0	2
63	10.11	Green Belt	0	0	0	0	0
63	10.12	Proposed Ramsar sites	0	0	0	0	0



64	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
64	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
65 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
66	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
67	11.1	World Heritage Sites	0	0	0	-	-
67	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
67	11.3	National Parks	0	0	0	-	-
67	11.4	Listed Buildings	0	0	0	-	-
68	11.5	Conservation Areas	0	0	0	-	-
68	11.6	Scheduled Ancient Monuments	0	0	0	-	-
68	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
70	12.2	Open Access Land	0	0	0	-	-
70	12.3	Tree Felling Licences	0	0	0	-	-
70	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	13.1 >	Priority Habitat Inventory >	0	0	1	-	-
72	13.2	Habitat Networks	0	0	0	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
72	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	14.1 >	10k Availability >	Identified (within 500m)				
74	14.2	Artificial and made ground (10k)	0	0	0	0	-
75	14.3	Superficial geology (10k)	0	0	0	0	-



75	14.4	Landslip (10k)	0	0	0	0	-
76	14.5	Bedrock geology (10k)	0	0	0	0	-
76	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	15.1 >	50k Availability >	Identified (within 500m)				
78	15.2	Artificial and made ground (50k)	0	0	0	0	-
78	15.3	Artificial ground permeability (50k)	0	0	-	-	-
79 >	15.4 >	Superficial geology (50k) >	0	1	1	1	-
80 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
80	15.6	Landslip (50k)	0	0	0	0	-
80	15.7	Landslip permeability (50k)	None (within 50m)				
81 >	15.8 >	Bedrock geology (50k) >	1	1	0	0	-
82 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
82	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
83	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
84 >	17.1 >	Shrink swell clays >	Low (within 50m)				
85 >	17.2 >	Running sands >	Negligible (within 50m)				
86 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
87 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
88 >	17.5 >	Landslides >	Low (within 50m)				
90 >	17.6 >	Ground dissolution of soluble rocks >	High (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
92 >	18.1 >	BritPits >	0	1	2	2	-
93 >	18.2 >	Surface ground workings >	4	3	7	-	-
94 >	18.3 >	Underground workings >	0	0	0	0	11
95	18.4	Underground mining extents	0	0	0	0	-
95	18.5	Historical Mineral Planning Areas	0	0	0	0	-



95 >	18.6 >	Non-coal mining >	1	0	0	0	3
96	18.7	JPB mining areas	None (within 0m)				
96	18.8	The Coal Authority non-coal mining	0	0	0	0	-
97	18.9	Researched mining	0	0	0	0	-
97	18.10	Mining record office plans	0	0	0	0	-
97	18.11	BGS mine plans	0	0	0	0	-
97	18.12	Coal mining	None (within 0m)				
97	18.13	Brine areas	None (within 0m)				
98	18.14	Gypsum areas	None (within 0m)				
98	18.15	Tin mining	None (within 0m)				
98	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
99	19.1	Natural cavities	0	0	0	0	-
100 >	19.2 >	Mining cavities >	0	0	0	0	3
100	19.3	Reported recent incidents	0	0	0	0	-
100	19.4	Historical incidents	0	0	0	0	-
101	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
102 >	20.1 >	Radon >	Between 3% and 5% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
104 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	4	-	-	-
104	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
105	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
106	22.1	Underground railways (London)	0	0	0	-	-
106	22.2	Underground railways (Non-London)	0	0	0	-	-
106	22.3	Railway tunnels	0	0	0	-	-
106	22.4	Historical railway and tunnel features	0	0	0	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-



107	22.6	Historical railways	0	0	0	-	-
107	22.7	Railways	0	0	0	-	-
107	22.8	Crossrail 1	0	0	0	0	-
107	22.9	Crossrail 2	0	0	0	0	-
107	22.10	HS2	0	0	0	0	-



Recent aerial photograph



Aerial photography supplied by Getmapping PLC ©

Capture Date: 31/05/2021

Site Area: 0.08ha



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Date: 18 August 2023

Recent site history - 2018 aerial photograph



Capture Date: 21/10/2018

Site Area: 0.08ha



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Date: 18 August 2023

Recent site history - 2012 aerial photograph



Aerial photography supplied by Getmapping PLC © Crown Copyright

Capture Date: 25/05/2012

Site Area: 0.08ha



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Date: 18 August 2023

Recent site history - 2008 aerial photograph



Aerial photography supplied by Getmapping PLC ©

Capture Date: 09/10/2008

Site Area: 0.08ha



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Date: 18 August 2023

Recent site history - 1999 aerial photograph



Capture Date: 26/06/1999

Site Area: 0.08ha



OS MasterMap site plan



Site Area: 0.08ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations
- Historical garages

1.1 Historical industrial land uses

Records within 500m

53

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	On site	Steam Laundry	1896	2152346



ID	Location	Land use	Dates present	Group ID
A	On site	Chalk Pit	1896 - 1907	2196618
A	On site	Unspecified Quarry	1939	2209663
A	On site	Unspecified Quarry	1932	2254015
A	4m S	Lime Works	1865	2138065
A	7m S	Unspecified Ground Workings	1865	2134565
1	40m SW	Unspecified Heap	1938	2288704
A	65m S	Lime Kiln	1865	2166940
B	177m SE	Unspecified Quarry	1907 - 1932	2196753
B	179m SE	Old Chalk Pit	1896	2165683
B	179m SE	Unspecified Quarry	1939	2294230
B	182m SE	Unspecified Pit	1955 - 1967	2252785
B	184m SE	Unspecified Commercial/Industrial	1990	2131301
B	184m SE	Unspecified Works	1973 - 1979	2260210
4	224m SW	Brick Field	1865	2146795
E	271m S	Whitening Works	1896	2160890
G	295m NW	Hospital	1907	2226434
G	297m NW	Hospital	1933 - 1938	2184923
H	299m NW	Corn Windmill	1865	2138233
H	305m NW	Windmill	1896	2128501
J	350m S	Brick Field	1865	2146796
J	362m S	Tramway Depot	1907	2160877
7	363m NW	Unspecified Ground Workings	1938	2134566
J	392m S	Clay Mills	1865	2141298
L	398m N	Hospital	1938	2292947
E	401m S	Unspecified Disused Pit	1896	2152198
J	407m S	Bus Depot	1932 - 1938	2268813
J	407m S	Unspecified Works	1967 - 1973	2206830
J	407m S	Unspecified Works	1955	2232023



ID	Location	Land use	Dates present	Group ID
J	407m S	Unspecified Works	1979 - 1990	2262412
M	418m SE	Unspecified Depot	1990	2147353
E	420m S	Unspecified Tanks	1896	2144338
M	422m SE	Unspecified Works	1973 - 1979	2200727
9	424m S	Clay Mills	1865	2244940
M	425m SE	Unspecified Quarry	1932	2145183
M	425m SE	Chalk Pit	1896 - 1907	2253574
J	438m S	Bus Depot	1939	2201020
O	461m SW	Nursery	1896 - 1932	2199914
O	462m SW	Nursery	1955 - 1967	2275120
L	465m N	Hospital	1955 - 1990	2174898
O	467m SW	Nursery	1938	2191146
J	469m S	Unspecified Depot	1955	2184177
J	469m S	Unspecified Depot	1967 - 1973	2229992
J	469m S	Unspecified Depot	1979 - 1990	2232653
O	472m SW	Nursery	1939	2174645
J	475m S	Unspecified Tanks	1932	2259334
J	476m S	Unspecified Tanks	1939	2199582
J	476m S	Unspecified Tanks	1938	2192165
Q	484m S	Engineering Works	1973	2142120
Q	484m S	Unspecified Factory	1955	2151041
Q	484m S	Unspecified Commercial/Industrial	1979 - 1990	2236504
Q	484m S	Unspecified Works	1967	2251456
14	495m E	Unspecified Works	1973	2160129

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

6

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	29m S	Unspecified Tank	1953 - 1965	410780
E	421m S	Unspecified Tank	1897	370286
E	429m S	Unspecified Tank	1897	370287
J	438m S	Unspecified Tank	1986 - 1994	396314
J	478m S	Tanks	1909	405821
J	479m S	Tanks	1932 - 1938	384032

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

19

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
2	221m SE	Electricity Substation	1972 - 1994	268204
3	222m E	Electricity Substation	1972 - 1989	288636
D	268m SW	Electricity Substation	1986	270825
D	268m SW	Electricity Substation	1972 - 1994	265836
F	292m NW	Electricity Substation	1953	274863



ID	Location	Land use	Dates present	Group ID
F	308m NW	Electricity Substation	1953 - 1987	277040
I	321m N	Electricity Substation	1953 - 1972	262602
I	327m N	Electricity Substation	1953 - 1989	276836
5	333m W	Electricity Substation	1973 - 1987	291503
6	348m E	Electricity Substation	1971 - 1988	263115
J	410m S	Electricity Supply Depot	1972	251670
J	416m S	Electricity Substation	1972 - 1994	260744
10	434m NW	Electricity Substation	1973 - 1987	258921
J	446m S	Power Station	1909	251991
12	469m SW	Electricity Substation	1970 - 1982	269759
P	481m W	Electricity Substation	1953	253067
P	487m W	Electricity Substation	1953	276509
P	492m W	Electricity Substation	1985	255275
P	496m W	Electricity Substation	1970 - 1982	259964

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

1

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
K	351m W	Filling Station	1973	4210

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

11

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
C	235m NW	Garages	1953	81257
C	235m NW	Garages	1953	83458
F	291m NW	Garage	1953	81795
K	350m W	Garage	1985	74852
K	350m W	Garage	1982	79802
K	352m W	Garage	1987	73697
8	378m NW	Garage	1953	81894
11	447m NW	Garages	1953	83623
N	450m W	Garage	1953 - 1973	83127
N	451m W	Garage	1953	81158
13	469m NE	Garage	1953	83277

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations
- Historical garages

2.1 Historical industrial land uses

Records within 500m

75

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Steam Laundry	1896	2152346
A	On site	Unspecified Quarry	1939	2209663
A	On site	Unspecified Quarry	1932	2254015



ID	Location	Land Use	Date	Group ID
A	On site	Chalk Pit	1907	2196618
A	On site	Chalk Pit	1896	2196618
A	4m S	Lime Works	1865	2138065
A	7m S	Unspecified Ground Workings	1865	2134565
B	40m SW	Unspecified Heap	1938	2288704
B	40m SW	Unspecified Heap	1938	2288704
A	65m S	Lime Kiln	1865	2166940
C	177m SE	Unspecified Quarry	1932	2196753
C	177m SE	Unspecified Quarry	1907	2196753
C	179m SE	Unspecified Quarry	1939	2294230
C	179m SE	Old Chalk Pit	1896	2165683
C	182m SE	Unspecified Pit	1967	2252785
C	182m SE	Unspecified Pit	1955	2252785
C	184m SE	Unspecified Commercial/Industrial	1990	2131301
C	184m SE	Unspecified Works	1979	2260210
C	184m SE	Unspecified Works	1973	2260210
1	224m SW	Brick Field	1865	2146795
H	271m S	Whitening Works	1896	2160890
J	295m NW	Hospital	1907	2226434
J	297m NW	Hospital	1938	2184923
J	297m NW	Hospital	1933	2184923
K	299m NW	Corn Windmill	1865	2138233
K	305m NW	Windmill	1896	2128501
O	350m S	Brick Field	1865	2146796
O	362m S	Tramway Depot	1907	2160877
2	363m NW	Unspecified Ground Workings	1938	2134566
O	392m S	Clay Mills	1865	2141298
R	398m N	Hospital	1938	2292947



ID	Location	Land Use	Date	Group ID
H	401m S	Unspecified Disused Pit	1896	2152198
O	407m S	Bus Depot	1938	2268813
O	407m S	Unspecified Works	1990	2262412
O	407m S	Unspecified Works	1967	2206830
O	407m S	Unspecified Works	1979	2262412
O	407m S	Unspecified Works	1973	2206830
O	407m S	Unspecified Works	1955	2232023
O	412m S	Bus Depot	1932	2268813
S	418m SE	Unspecified Depot	1990	2147353
H	420m S	Unspecified Tanks	1896	2144338
S	422m SE	Unspecified Works	1979	2200727
S	422m SE	Unspecified Works	1973	2200727
T	424m S	Clay Mills	1865	2244940
S	425m SE	Unspecified Quarry	1932	2145183
S	425m SE	Chalk Pit	1907	2253574
T	438m S	Clay Mills	1865	2244940
O	438m S	Bus Depot	1939	2201020
S	449m SE	Chalk Pit	1896	2253574
X	461m SW	Nursery	1896	2199914
X	462m SW	Nursery	1967	2275120
X	462m SW	Nursery	1955	2275120
R	465m N	Hospital	1990	2174898
X	467m SW	Nursery	1938	2191146
X	469m SW	Nursery	1932	2199914
X	469m SW	Nursery	1907	2199914
O	469m S	Unspecified Depot	1990	2232653
O	469m S	Unspecified Depot	1967	2229992
O	469m S	Unspecified Depot	1979	2232653



ID	Location	Land Use	Date	Group ID
O	469m S	Unspecified Depot	1973	2229992
O	469m S	Unspecified Depot	1955	2184177
X	472m SW	Nursery	1939	2174645
O	475m S	Unspecified Tanks	1932	2259334
O	476m S	Unspecified Tanks	1939	2199582
O	476m S	Unspecified Tanks	1938	2192165
AB	484m S	Unspecified Commercial/Industrial	1990	2236504
AB	484m S	Unspecified Works	1967	2251456
AB	484m S	Unspecified Commercial/Industrial	1979	2236504
AB	484m S	Engineering Works	1973	2142120
AB	484m S	Unspecified Factory	1955	2151041
3	495m E	Unspecified Works	1973	2160129
R	495m N	Hospital	1967	2174898
R	495m N	Hospital	1979	2174898
R	495m N	Hospital	1973	2174898
R	495m N	Hospital	1955	2174898

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

10

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
A	29m S	Unspecified Tank	1954	410780
A	29m S	Unspecified Tank	1965	410780
A	29m S	Unspecified Tank	1953	410780
H	421m S	Unspecified Tank	1897	370286



ID	Location	Land Use	Date	Group ID
H	429m S	Unspecified Tank	1897	370287
O	438m S	Unspecified Tank	1986	396314
O	440m S	Unspecified Tank	1994	396314
O	478m S	Tanks	1909	405821
O	479m S	Tanks	1938	384032
O	479m S	Tanks	1932	384032

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

39

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
D	221m SE	Electricity Substation	1994	268204
D	222m SE	Electricity Substation	1972	268204
E	222m E	Electricity Substation	1989	288636
D	222m SE	Electricity Substation	1986	268204
E	223m E	Electricity Substation	1972	288636
G	268m SW	Electricity Substation	1986	270825
G	268m SW	Electricity Substation	1972	265836
G	269m SW	Electricity Substation	1994	265836
I	292m NW	Electricity Substation	1953	274863
I	292m NW	Electricity Substation	1953	274863
I	308m NW	Electricity Substation	1973	277040
I	308m NW	Electricity Substation	1987	277040
I	309m NW	Electricity Substation	1953	277040
I	309m NW	Electricity Substation	1953	277040



ID	Location	Land Use	Date	Group ID
L	321m N	Electricity Substation	1953	262602
L	321m N	Electricity Substation	1972	262602
L	327m N	Electricity Substation	1989	276836
L	327m N	Electricity Substation	1989	276836
L	328m N	Electricity Substation	1953	276836
M	333m W	Electricity Substation	1973	291503
M	335m W	Electricity Substation	1987	291503
N	348m E	Electricity Substation	1971	263115
N	348m E	Electricity Substation	1980	263115
N	348m E	Electricity Substation	1986	263115
N	348m E	Electricity Substation	1988	263115
O	410m S	Electricity Supply Depot	1972	251670
O	416m S	Electricity Substation	1986	260744
O	416m S	Electricity Substation	1972	260744
O	417m S	Electricity Substation	1994	260744
U	434m NW	Electricity Substation	1973	258921
U	437m NW	Electricity Substation	1987	258921
O	446m S	Power Station	1909	251991
Y	469m SW	Electricity Substation	1982	269759
Y	469m SW	Electricity Substation	1970	269759
AA	481m W	Electricity Substation	1953	253067
AA	487m W	Electricity Substation	1953	276509
AA	492m W	Electricity Substation	1985	255275
AA	496m W	Electricity Substation	1982	259964
AA	496m W	Electricity Substation	1970	259964

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

1

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
P	351m W	Filling Station	1973	4210

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

26

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
F	235m NW	Garages	1953	81257
F	235m NW	Garages	1953	81257
F	235m NW	Garages	1953	83458
F	235m NW	Garages	1953	83458
I	291m NW	Garage	1953	81795
I	291m NW	Garage	1953	81795
I	308m NW	Garage	1953	81795
I	308m NW	Garage	1953	81795
P	350m W	Garage	1985	74852
P	350m W	Garage	1982	79802
P	352m W	Garage	1987	73697
Q	378m NW	Garage	1953	81894
Q	378m NW	Garage	1953	81894



ID	Location	Land Use	Date	Group ID
Q	378m NW	Garage	1953	81894
Q	378m NW	Garage	1953	81894
V	447m NW	Garages	1953	83623
V	447m NW	Garages	1953	83623
W	450m W	Garage	1953	83127
W	450m W	Garage	1953	83127
W	450m W	Garage	1973	83127
W	451m W	Garage	1953	81158
W	451m W	Garage	1953	81158
V	451m NW	Garages	1953	83623
V	451m NW	Garages	1953	83623
Z	469m NE	Garage	1953	83277
Z	483m NE	Garage	1953	83277

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m

1

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 29 >](#)

ID	Location	Address	Further Details	Date
1	On site	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1972

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.



3.7 Waste exemptions

Records within 500m

13

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 29 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
2	103m NW	202 Chatham Hill Kent ME5 7BB	EPR/KE5452QM/A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of scrap metal
A	388m N	Medway NHS Trust ME7 5NY	EPR/LF0904ZD/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
A	388m N	Medway NHS Trust ME7 5NY	EPR/LF0904ZD/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
A	388m N	Medway NHS Trust ME7 5NY	EPR/LF0904ZD/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
A	388m N	Medway NHS Trust ME7 5NY	EPR/LF0904ZD/A001	Treating waste exemption	Non-Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
A	388m N	-	WEX347980	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	413m S	352-356, LUTON ROAD, CHATHAM, ME4 5BD	WEX159546	Storing waste exemption	Not on a Farm	Storage of waste in a secure place
B	413m S	352-356, LUTON ROAD, CHATHAM, ME4 5BD	WEX159546	Storing waste exemption	Not on a Farm	Storage of waste in secure containers
C	482m NE	320, CANTERBURY STREET, GILLINGHAM, ME7 5JP	WEX167163	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	482m NE	318-320, CANTERBURY STREET, GILLINGHAM, ME7 5JP	WEX303469	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal
D	483m E	465, CANTERBURY STREET, GILLINGHAM, ME7 5LJ	WEX174943	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	483m E	465, CANTERBURY STREET, GILLINGHAM, ME7 5LJ	WEX017655	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	483m E	465, CANTERBURY STREET, GILLINGHAM, ME7 5LJ	WEX310652	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal



This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Radioactive Substance Authorisations
- Pollutant release to public sewer
- Pollution Incidents (EA/NRW)
- Pollution inventory radioactive waste

4.1 Recent industrial land uses

Records within 250m

8

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Company	Address	Activity	Category
1	On site	Ford Centre Ltd	226-232, Chatham Hill, Luton, Chatham, Kent, ME5 7BA	Vehicle Parts and Accessories	Motoring
2	49m E	Clairmont Car & Commercial	254, Chatham Hill, Luton, Chatham, Kent, ME5 7BA	Secondhand Vehicles	Motoring



ID	Location	Company	Address	Activity	Category
3	83m NE	Sea Cure Marine Coatings Ltd	106, St Johns Road, Gillingham, Kent, ME7 5PG	Marine Equipment Including Boats and Ships	Industrial Products
4	178m E	Chatham Motor Co	310-312, Chatham Hill, Luton, Chatham, Kent, ME5 7BA	Secondhand Vehicles	Motoring
5	212m SE	Autotrend	Unit 3 101-109, Beacon Road, Chatham, Kent, ME5 7BP	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	223m SW	Barneys Bikes	272-274, Luton Road, Luton, Chatham, Kent, ME4 5BU	New Vehicles	Motoring
7	224m SE	Electricity Sub Station	Kent, ME5	Electrical Features	Infrastructure and Facilities
8	225m E	Electricity Sub Station	Kent, ME7	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m **0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m **0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m **0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.5 Sites determined as Contaminated Land

Records within 500m	0
---------------------	---

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
---------------------	---

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0
---------------------	---

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0
---------------------	---

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0
---------------------	---

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

12

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Address	Details	
A	384m N	Medway Nhs Trust, Medway Maritime Hospital, windmill Road, Gillingham, Kent, ME7 5NY	Operator: Medway Nhs Trust Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: AA6483 Date of approval: 08/12/2005	Effective from: 08/12/2005 Last date of update: 06/01/2006 Status: Effective
A	384m N	Medway Maritime Hospital, Windmill Road, Gillingham, ME7 5NY	Operator: Medway NHS Foundation Trust Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: CD7329 Date of approval: 04/03/2010	Effective from: - Last date of update: 01/01/2020 Status: Replaced
A	384m N	Medway Maritime Hospital, Windmill Road, Gillingham, ME7 5NY	Operator: Medway NHS Foundation Trust Type: - Permission number: GB3798DB Date of approval: -	Effective from: 03/02/2017 Last date of update: 01/01/2020 Status: Issued

ID	Location	Address	Details	
A	384m N	Medway Maritime Hospital, Windmill Road, Gillingham, ME7 5NY	Operator: Medway NHS Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: CD7337 Date of approval: 04/03/2010	Effective from: - Last date of update: 01/01/2020 Status: Replaced
A	384m N	Medway Nhs Foundation Trust, Medway Maritime Hospital, windmill Road, Gillingham, Kent, ME7 5NY	Operator: Medway Nhs Foundation Trust Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: AA0833 Date of approval: 17/02/1998	Effective from: 17/02/1998 Last date of update: 01/01/2015 Status: Superseded By Variation
A	384m N	Medway Nhs Foundation Trust, Medway Maritime Hospital, windmill Road, Gillingham, Kent, ME7 5NY	Operator: Medway Nhs Foundation Trust Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: AA0833 Date of approval: 08/12/2005	Effective from: 08/12/2005 Last date of update: 01/01/2015 Status: Superseded By Variation
A	384m N	Medway Nhs Foundation Trust, Medway Maritime Hospital, Windmill Road, Gillingham, Kent, ME7 5NY	Operator: Medway Nhs Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AD0627 Date of approval: 23/10/2003	Effective from: 30/10/2003 Last date of update: 01/01/2015 Status: Superseded By Variation
A	384m N	Medway Nhs Foundation Trust, Medway Maritime Hospital, Windmill Road, Gillingham, Kent, ME7 5NY	Operator: Medway Nhs Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AD0627 Date of approval: 01/03/2006	Effective from: 03/03/2006 Last date of update: 01/01/2015 Status: Superseded By Variation
A	384m N	Medway Nhs Foundation Trust, Medway Maritime Hospital, Windmill Road, Gillingham, Kent, ME7 5NY	Operator: Medway Nhs Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AD0627 Date of approval: 23/01/2007	Effective from: 23/01/2007 Last date of update: 01/01/2015 Status: Superseded By Variation
A	384m N	Medway Nhs Foundation Trust, Medway Maritime Hospital, Windmill Road, Gillingham, Kent, ME7 5NY	Operator: Medway Nhs Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AD0627 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Superseded By Variation



ID	Location	Address	Details	
A	384m N	Medway Nhs Foundation Trust, Medway Maritime Hospital, Windmill Road, Gillingham, Kent, ME7 5NY	Operator: Medway Nhs Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AD0627 Date of approval: 22/11/1996	Effective from: 02/12/1996 Last date of update: 01/01/2015 Status: Superseded By Variation
A	384m N	Medway Nhs Foundation Trust, Medway Maritime Hospital, Windmill Road, Gillingham, Kent, ME7 5NY	Operator: Medway Nhs Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AD0627 Date of approval: 10/02/1998	Effective from: 11/02/1998 Last date of update: 01/01/2015 Status: Superseded By Variation

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m

0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m

1

Discharges of Special Category Effluents to the public sewer.

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Address	Details	
9	264m SE	LR PLATING, JEZREELS TOWER WORKS, RAINHAM ROAD, GILLINGHAM, KENT, ME7 5NH	Permission reference: AF0130 Local Authority: GILLINGHAM BOROUGH COUNCIL First received date: 01/06/2001	Last received date: 01/01/2015 Status: EFFECTIVE

This data is sourced from the Environment Agency and Natural Resources Wales.



4.16 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

1

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 33 >](#)

ID	Location	Details	
10	395m W	Incident Date: 12/02/2003 Incident Identification: 136603 Pollutant: Organic Chemicals/Products Pollutant Description: Solvents	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m

1

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

Features are displayed on the Current industrial land use map on [page 33](#) >

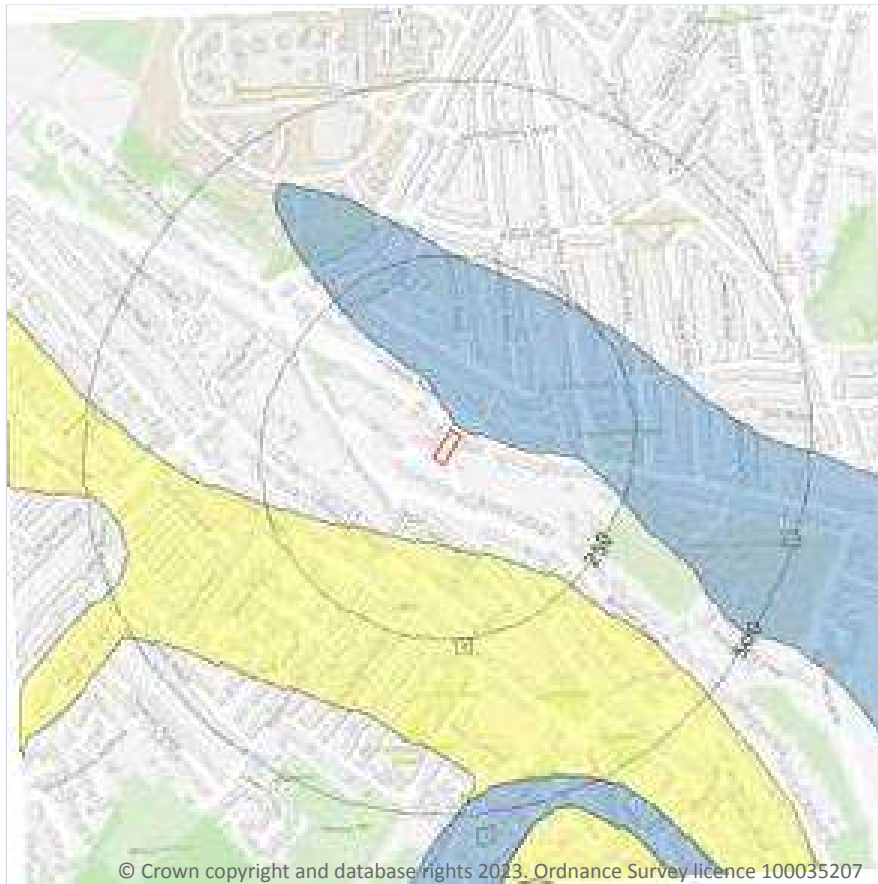
ID: A, Location: 390m N, Permit: GB3798DB
 Operator: Medway NHS Foundation Trust
 Address: Medway Maritime Hospital, Windmill Road, Gillingham ME7 5NY
 Releases:

Route	Substance	Quantity released
Wastewater	Gallium 67	69MBq -
Wastewater	Selenium 75	26MBq -
Wastewater	Technetium 99m	537906MBq -
Wastewater	Indium 111	927MBq -
Wastewater	Iodine 123	19145MBq -
Wastewater	Thallium 201	473MBq -
Wastewater	Iodine 131	229130MBq -
Wastewater	Lutetium-177	90765MBq -

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 41](#) >

ID	Location	Designation	Description
1	9m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	115m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type



ID	Location	Designation	Description
3	463m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

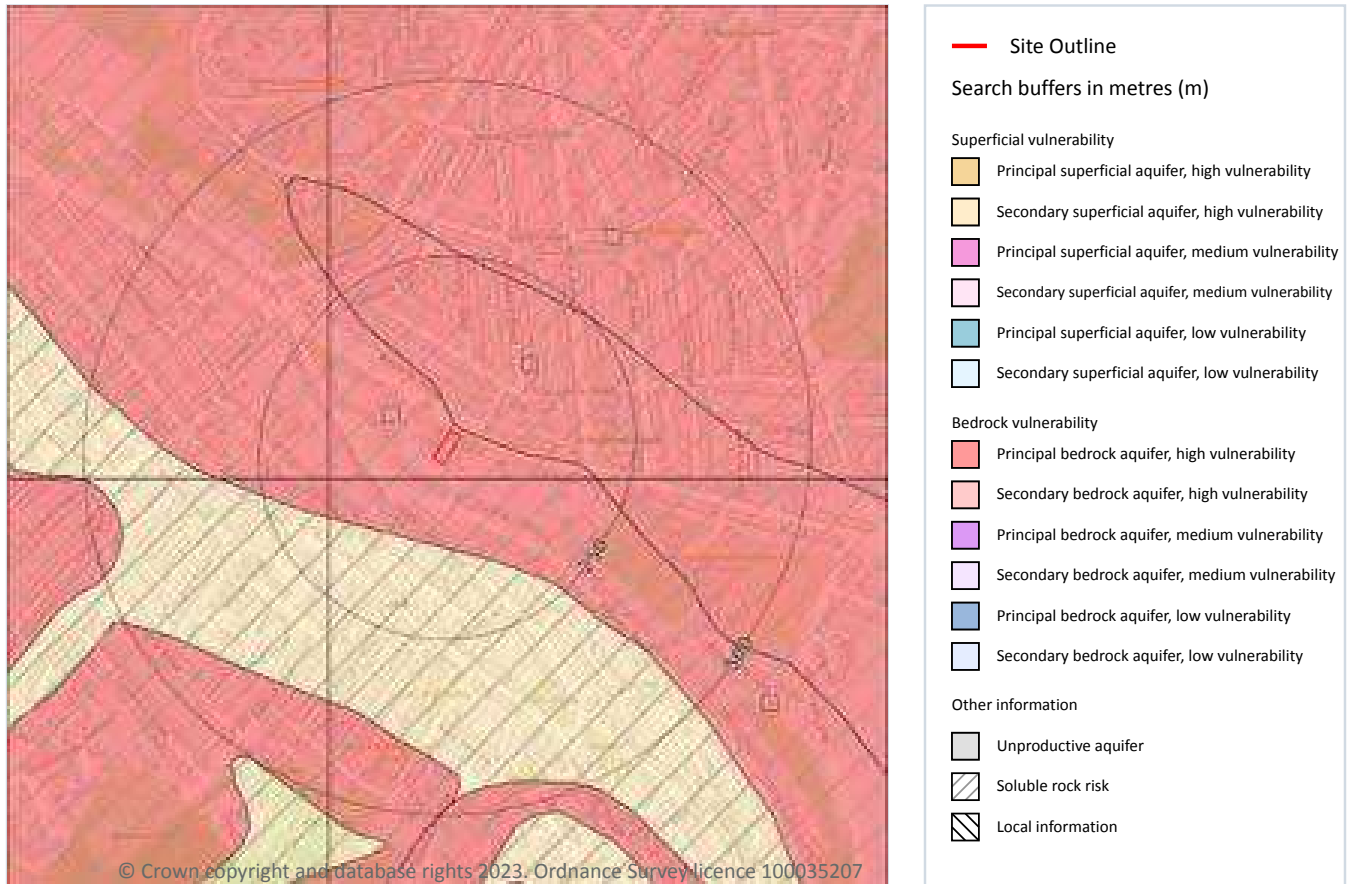
Features are displayed on the Bedrock aquifer map on [page 43](#) >

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

3

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 44](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
3	8m NE	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
4	20m S	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site

1

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	Very significant soluble rocks are likely to be present with a high possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, especially in adverse conditions such as concentrated surface or subsurface water flow.	11.0%

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site

0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by

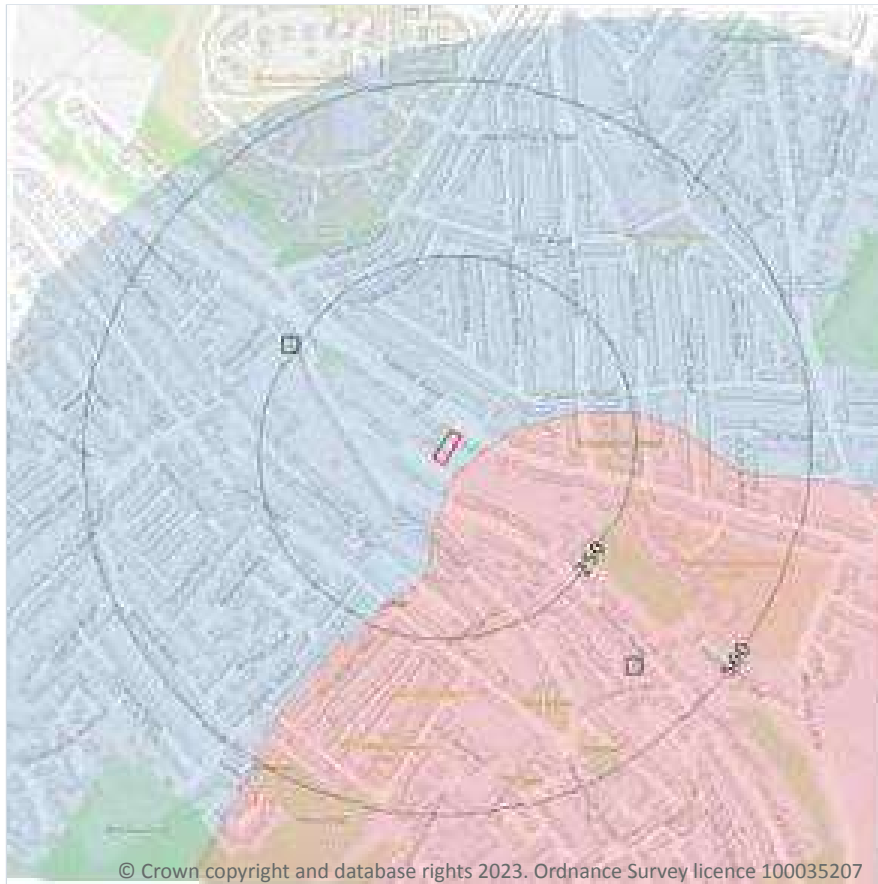


email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.



Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

8

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 47 >](#)



ID	Location	Details	
-	653m S	Status: Historical Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT LUTON PS Data Type: Poly4 Name: Southern Water Services Plc Easting: 577370 Northing: 166400	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 24/03/1986 Version End Date: -
-	653m S	Status: Active Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT LUTON PS Data Type: Poly4 Name: Southern Water Services Ltd Easting: 577370 Northing: 166400	Annual Volume (m³): 9300000 Max Daily Volume (m³): 51000 Original Application No: 169/0639C Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 29/11/2006 Version End Date: -
-	1432m W	Status: Active Licence No: 9/40/02/0094/GR Details: Laundry Use Direct Source: Southern Region Groundwater Point: POINT B - MAIDSTONE ROAD, CHATHAM Data Type: Point Name: Elis UK Limited Easting: 575720 Northing: 167120	Annual Volume (m³): 54533 Max Daily Volume (m³): 273 Original Application No: NPS/WR/035714 Original Start Date: 13/01/1966 Expiry Date: - Issue No: 106 Version Start Date: 14/04/2021 Version End Date: -
-	1432m W	Status: Active Licence No: 9/40/02/0094/GR Details: Laundry Use Direct Source: Southern Region Groundwater Point: POINT A, BOREHOLE AT MAIDSTONE ROAD, CHATHAM Data Type: Point Name: Elis UK Limited Easting: 575721 Northing: 167135	Annual Volume (m³): 54533 Max Daily Volume (m³): 273 Original Application No: NPS/WR/035714 Original Start Date: 13/01/1966 Expiry Date: - Issue No: 106 Version Start Date: 14/04/2021 Version End Date: -
-	1653m SE	Status: Historical Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT CAPSTONE PS (CHALK) Data Type: Poly4 Name: Southern Water Services Plc Easting: 577880 Northing: 165530	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 24/03/1986 Version End Date: -



ID	Location	Details	
-	1653m SE	Status: Historical Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT CAPSTONE PS (LOWER GREENSAND) Data Type: Poly4 Name: Southern Water Services Plc Easting: 577880 Northing: 165530	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 24/03/1986 Version End Date: -
-	1653m SE	Status: Active Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT CAPSTONE PS (CHALK) Data Type: Poly4 Name: Southern Water Services Ltd Easting: 577880 Northing: 165530	Annual Volume (m³): 9300000 Max Daily Volume (m³): 51000 Original Application No: 169/0639C Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 29/11/2006 Version End Date: -
-	1653m SE	Status: Active Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT CAPSTONE PS (LOWER GREENSAND) Data Type: Poly4 Name: Southern Water Services Ltd Easting: 577880 Northing: 165530	Annual Volume (m³): 9300000 Max Daily Volume (m³): 51000 Original Application No: 169/0639C Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 29/11/2006 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m

0

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.



5.8 Potable abstractions

Records within 2000m

6

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 47 >](#)

ID	Location	Details	
-	653m S	Status: Historical Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT LUTON PS Data Type: Poly4 Name: Southern Water Services Plc Easting: 577370 Northing: 166400	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 24/03/1986 Version End Date: -
-	653m S	Status: Active Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT LUTON PS Data Type: Poly4 Name: Southern Water Services Ltd Easting: 577370 Northing: 166400	Annual Volume (m³): 9300000 Max Daily Volume (m³): 51000 Original Application No: 169/0639C Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 29/11/2006 Version End Date: -
-	1653m SE	Status: Historical Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT CAPSTONE PS (CHALK) Data Type: Poly4 Name: Southern Water Services Plc Easting: 577880 Northing: 165530	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 24/03/1986 Version End Date: -
-	1653m SE	Status: Historical Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT CAPSTONE PS (LOWER GREENSAND) Data Type: Poly4 Name: Southern Water Services Plc Easting: 577880 Northing: 165530	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 24/03/1986 Version End Date: -



ID	Location	Details	
-	1653m SE	Status: Active Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT CAPSTONE PS (CHALK) Data Type: Poly4 Name: Southern Water Services Ltd Easting: 577880 Northing: 165530	Annual Volume (m³): 9300000 Max Daily Volume (m³): 51000 Original Application No: 169/0639C Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 29/11/2006 Version End Date: -
-	1653m SE	Status: Active Licence No: 9/40/02/0236/G Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: BOREHOLES AT CAPSTONE PS (LOWER GREENSAND) Data Type: Poly4 Name: Southern Water Services Ltd Easting: 577880 Northing: 165530	Annual Volume (m³): 9300000 Max Daily Volume (m³): 51000 Original Application No: 169/0639C Original Start Date: 24/03/1986 Expiry Date: - Issue No: 100 Version Start Date: 29/11/2006 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	2
----------------------------	----------

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 47 >](#)

ID	Location	Type	Description
1	On site	2	Outer catchment
2	23m S	1	Inner catchment

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
----------------------------	----------

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.



This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1
------------------------	----------

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 52 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	Coastal Catchment	Not part of a river WB catchment	132	Lower Medway	Medway

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	0
---------------------------	----------

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 52 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	North Kent Medway Chalk	GB40601G500300 ↗	Poor	Poor	Poor	2019



This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m**0**

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m**0**

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

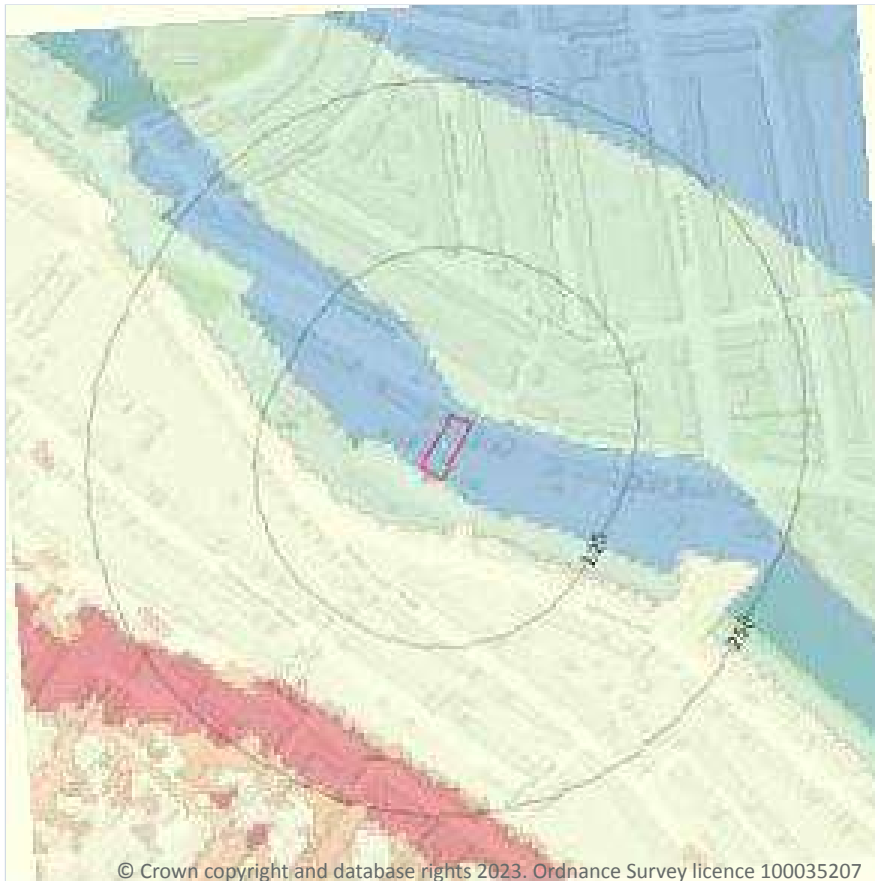
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

Moderate

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 59](#) >

This data is sourced from Ambiantal Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland
- ▨ Marine Conservation Zones

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.6 Local Nature Reserves (LNR)

Records within 2000m

2

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 60 >](#)

ID	Location	Name	Data source
1	1292m SE	Darland Banks	Natural England
-	1893m SE	Darland Banks	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

1

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 60 >](#)

ID	Location	Name	Woodland Type
-	1723m SW	Bishops Hoath Wood	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

2

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

Features are displayed on the Environmental designations map on [page 60](#) >

ID	Location	Name	Status
-	1881m NW	Medway Estuary - Zone 1	Designated
-	1881m NW	Medway Estuary - Zone 2	Designated

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**0**

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 65](#) >



ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Discharges - Any discharge of water or liquid waste of more than 5m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
-----------------------------	----------

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 69](#) >

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations



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- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

1

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 71](#) >

ID	Location	Main Habitat	Other habitats
1	235m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m**0**

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m**0**

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

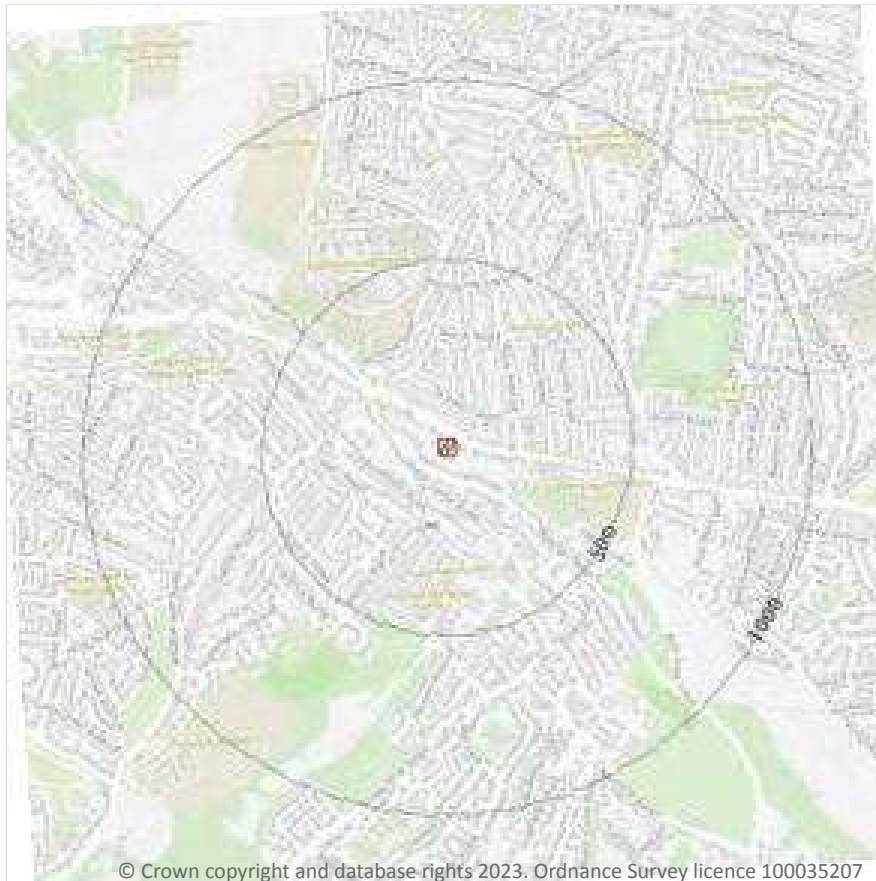
Records within 250m**0**

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 73](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	No coverage	No coverage	No coverage	NoCov

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m

0

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

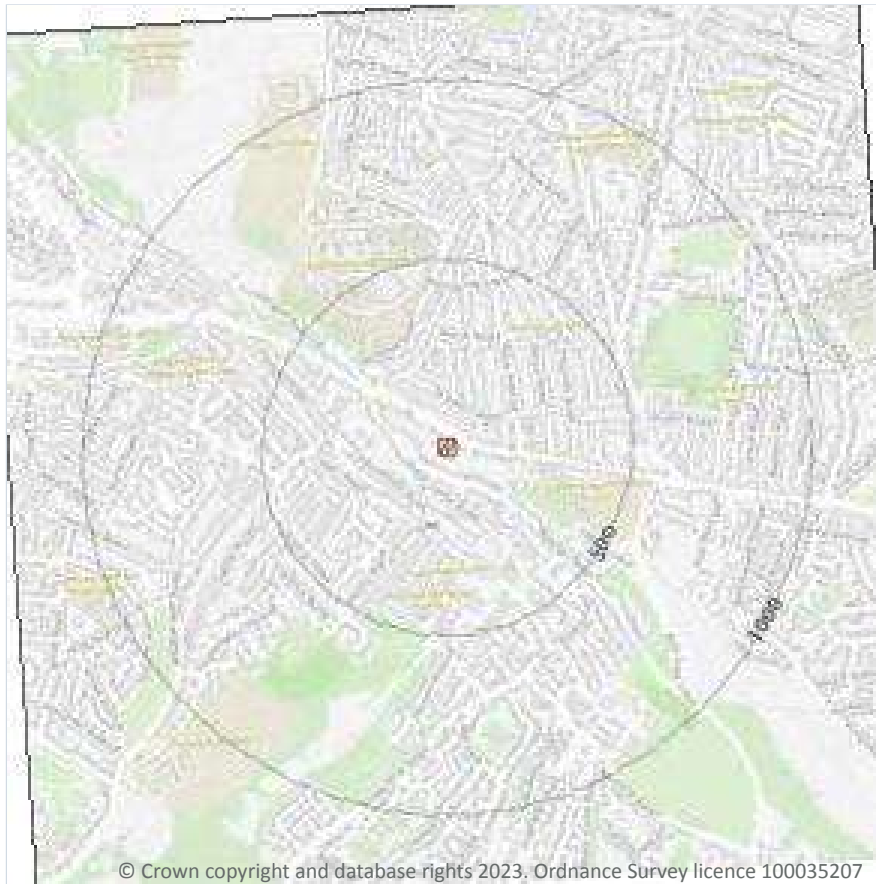
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 77 >](#)

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW272_chatham_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

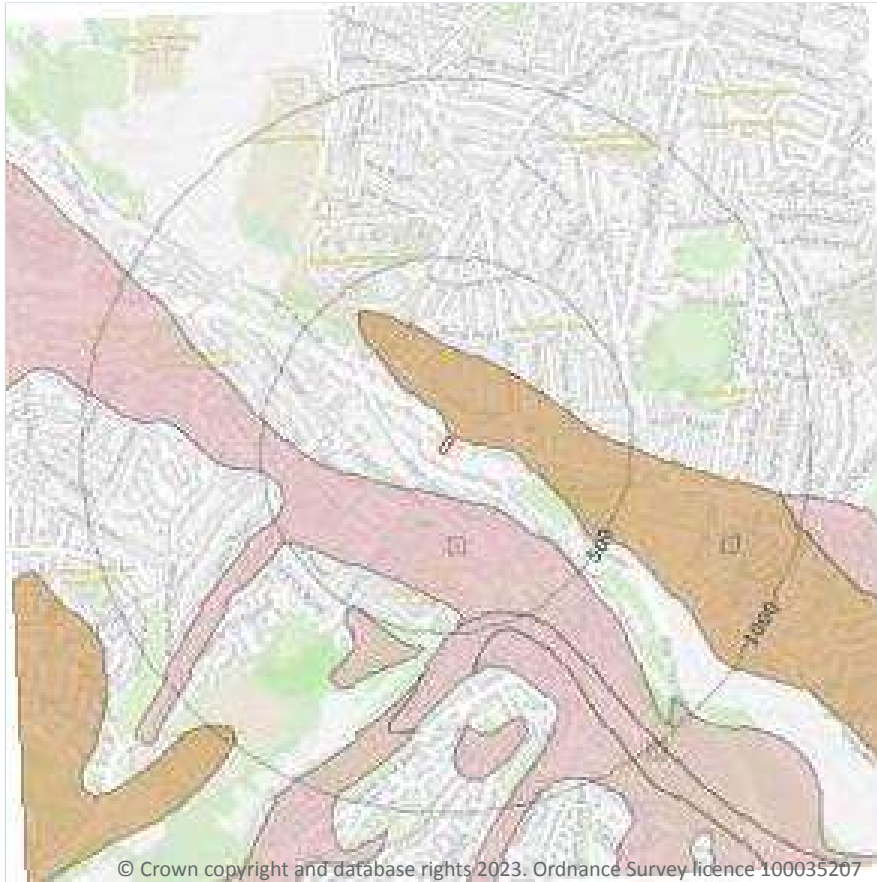
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

3

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 79](#) >

ID	Location	LEX Code	Description	Rock description
1	9m NE	CWF-XCZSV	CLAY-WITH-FLINTS FORMATION	CLAY, SILT, SAND AND GRAVEL
2	115m S	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
3	463m S	HEAD-XCZ	HEAD	CLAY AND SILT



This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
9m NE	Mixed	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

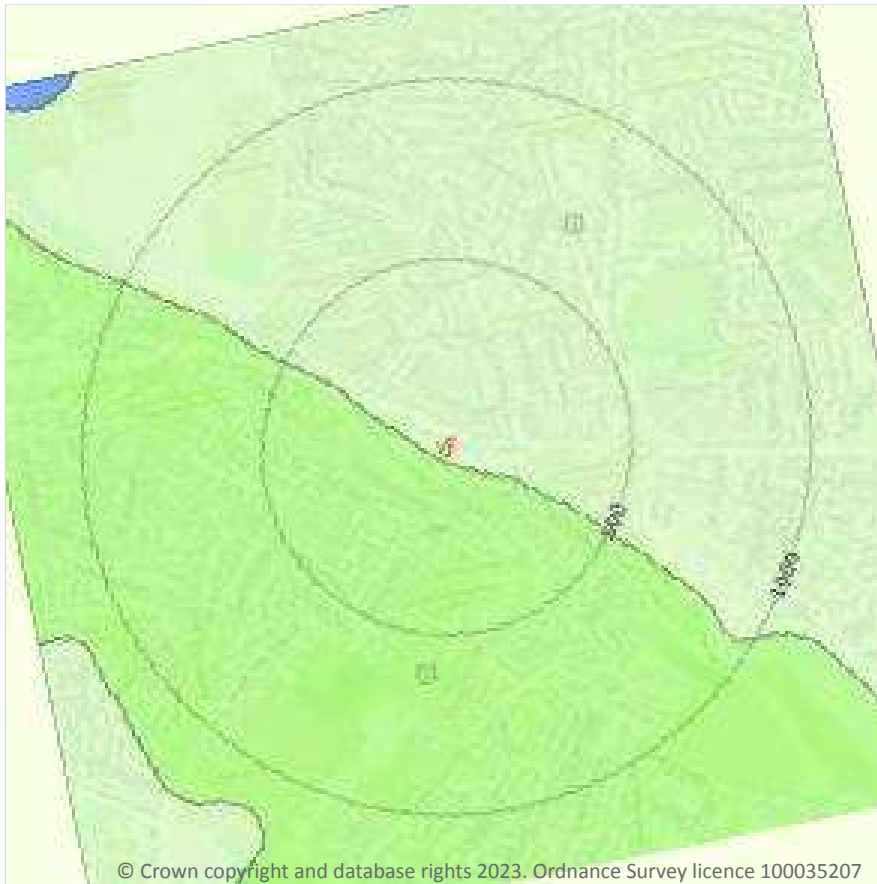
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



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- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 81](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	SECK-CHLK	SEAFORD CHALK FORMATION - CHALK	CONIACIAN
2	16m S	LECH-CHLK	LEWES NODULAR CHALK FORMATION - CHALK	TURONIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	Very High
16m S	Fracture	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

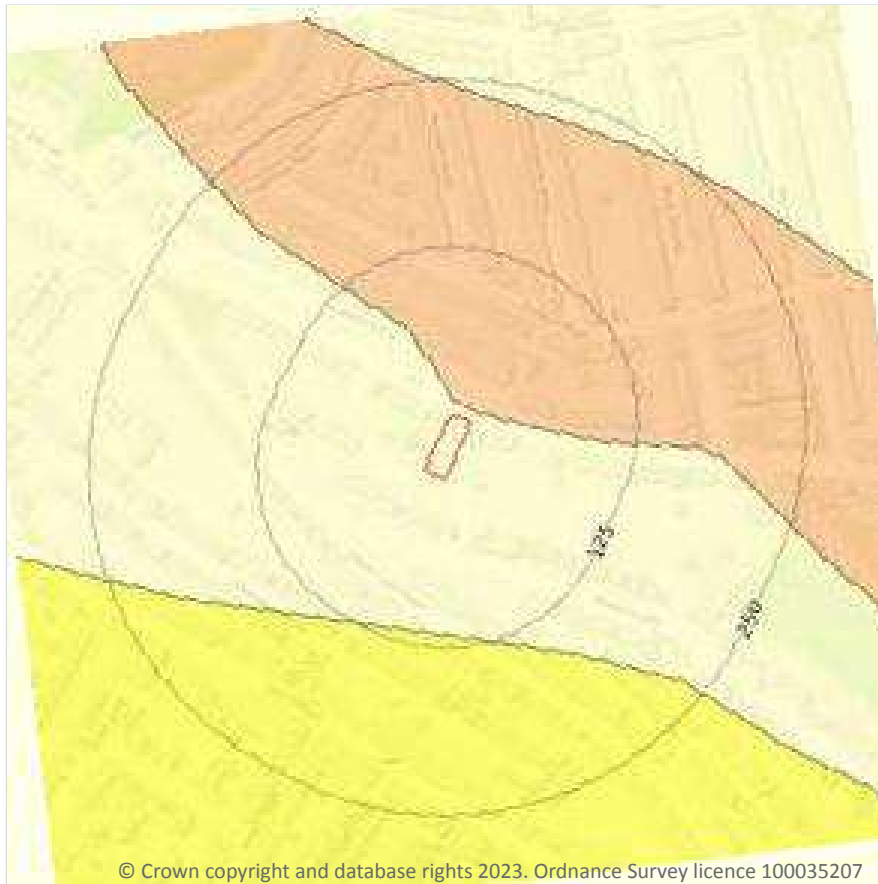
Records within 250m

0

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

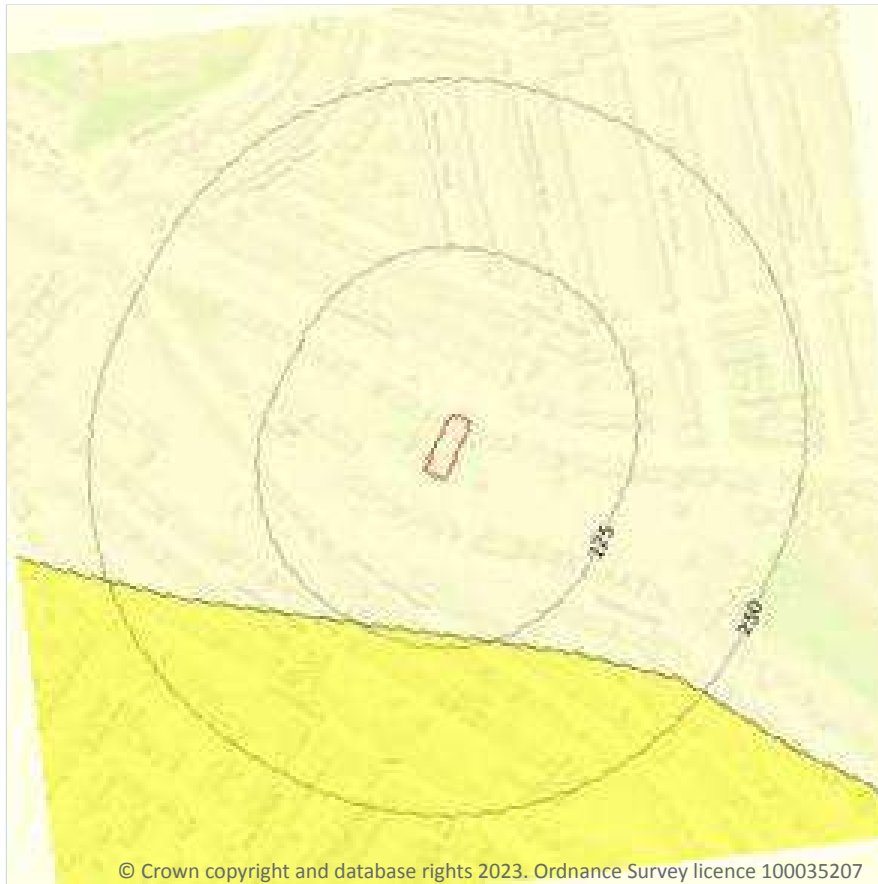
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 84 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
9m NE	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 85 >](#)

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 86 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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— Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☐ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 87 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

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17.5 Landslides

Records within 50m

4

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 88](#) >

Location	Hazard rating	Details
On site	Negligible	Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

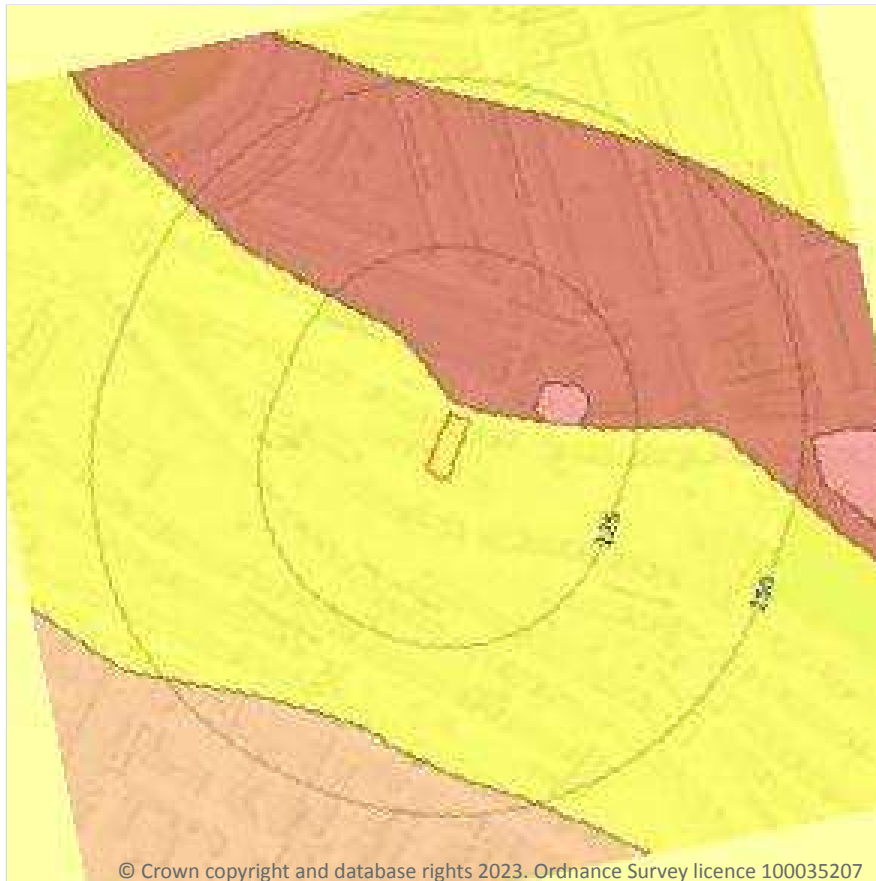


Location	Hazard rating	Details
9m NE	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
9m NE	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.
49m SE	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

3

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 90](#) >

Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.



Location	Hazard rating	Details
9m NE	High	Soluble rocks are present within the ground. Numerous dissolution features may be present. Potential for difficult ground conditions should be investigated. Potential for localised subsidence is at a level where it should be considered.
49m E	Moderate	Soluble rocks are present within the ground. Many dissolution features may be present. Potential for difficult ground conditions are at a level where they should be considered. Potential for subsidence is at a level where it may need to be considered.

This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- ▢ Surface ground workings
- ▢ Underground workings
- ▢ Underground mining extents
- ▢ Historical mineral planning areas
- ▢ TCA non-coal mining
- Non Coal Mining
- ▢ Sporadic underground mining of restricted extent possible
- ▢ Localised small scale underground mining possible
- ▢ Small scale mining possible
- ▢ Underground mining known or likely within or in close proximity
- ▢ Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

5

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 92](#) >



ID	Location	Details	Description
A	26m S	Name: Chathamhill Limeworks Address: Luton, CHATHAM, Kent Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
2	86m SE	Name: Chatham Hill Chalk Pit Address: CHATHAM, Kent Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
C	203m SE	Name: Beacon Hill Chalk Pit Address: Luton, CHATHAM, Kent Commodity: Chalk Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
D	372m SW	Name: Chatham Hill Brick Field Address: CHATHAM, Kent Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
6	419m S	Name: Luton Brick Field Address: CHATHAM, Norfolk Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

14

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 92 >](#)



ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Unspecified Quarry	1939	1:10560
A	On site	Unspecified Quarry	1932	1:10560
A	On site	Chalk Pit	1907	1:10560
A	On site	Chalk Pit	1896	1:10560
A	7m S	Unspecified Ground Workings	1865	1:10560
B	40m SW	Unspecified Heap	1938	1:10560
B	40m SW	Unspecified Heap	1938	1:10560
C	177m SE	Unspecified Quarry	1932	1:10560
C	177m SE	Unspecified Quarry	1907	1:10560
C	179m SE	Unspecified Quarry	1939	1:10560
C	179m SE	Old Chalk Pit	1896	1:10560
C	182m SE	Unspecified Pit	1967	1:10560
C	182m SE	Unspecified Pit	1955	1:10560
D	224m SW	Brick Field	1865	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

11

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on [page 92 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
P	751m NW	Tunnel	1865	1:10560
P	753m NW	Tunnel	1938	1:10560
P	753m NW	Tunnel	1933	1:10560
P	754m NW	Tunnel	1907	1:10560
P	754m NW	Tunnel	1896	1:10560
P	755m NW	Tunnel	1967	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
P	755m NW	Tunnel	1990	1:10000
P	755m NW	Tunnel	1979	1:10000
P	755m NW	Tunnel	1973	1:10000
P	755m NW	Tunnel	1955	1:10560
-	826m N	Air Shaft	1865	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m **0**

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m **0**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m **4**

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on [page 92](#) >



ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
J	589m NE	Nelson Road	Chalk	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
J	639m NE	Nelson Road	Chalk	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
-	945m NW	Not available	Chalk	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.



18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.



19.2 Mining cavities

Records within 1000m**3**

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

Features are displayed on the Ground cavities and sinkholes map on [page 99 >](#)

ID	Location	Mine Address	Mineral	Data source	Publisher
1	522m S	Luton Brick Field, Gillingham, Kent	Chalk	-	-
-	750m W	Chatham, Kent	Chalk	-	Chelsea Speleological Society
-	978m SW	Chatham, Kent	Chalk	CHALK MINING AND ASSOCIATED INDUSTRIES OF FRINDSBURY	KENT UNDERGROUND RES.GRP.RES.REP.3

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m**0**

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m**0**

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.



19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

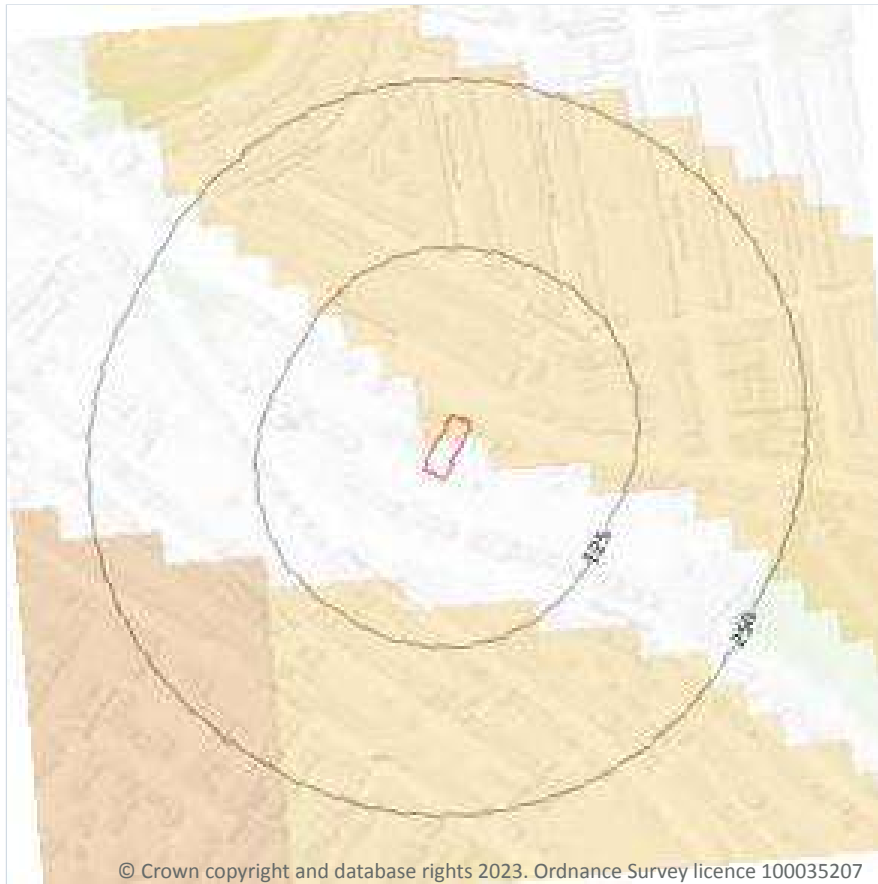
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



- Site Outline
- Search buffers in metres (m)
- Greater than 30%
 - Between 10% and 30%
 - Between 5% and 10%
 - Between 3% and 5%
 - Between 1% and 3%
 - Less than 1%

20.1 Radon

Records on site

2

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 102](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 3% and 5%	Basic



Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None

This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

5

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
9m NE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
16m S	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
20m S	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
20m S	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

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20 APPENDIX 4 – SITE PHOTOGRAPHY



21 APPENDIX 5 - RISK ASSESSMENT METHODOLOGY

- Severity considers the potential impact of the linkage on the receptors, if the linkage was active. Categories range from slight/superficial to fatal.
- Likelihood considers the chances of the linkage occurring and is classified into categories from improbable to frequent.

By assigning scores with each of the above categories, the risk assessment can be undertaken using the formula:

$$\text{RISK} = \text{LIKELIHOOD} \times \text{SEVERITY}$$

The matrix given in Table 11 provides a means of calculating the overall risk; while Table 12 provides the qualitative assessment based on the risk score.

Table 11: Contamination Risk Matrix

		Potential Severity				
		Fatal 5	Major 4	Moderate 3	Minor 2	Slight 1
Probable Likelihood	Frequent 5	Very High	High	Moderate	Low - Moderate	Low
	Probable 4	High	High	Moderate	Low - Moderate	Low
	Possible 3	Moderate	Moderate	Low - Moderate	Low - Moderate	Very Low
	Remote 2	Low - Moderate	Low - Moderate	Low - Moderate	Low	Very Low
	Improbable 1	Low	Low	Very Low	Very Low	Very Low

Table 12: Assessment description for risk scores

Risk Score	Risk Assessment
1-3	Very Low
4-5	Low
6-10	Low to Moderate
11-15	Moderate
16-20	High
21-25	Very High

Table 13: Risk Classification System

Risk Term	Description
Very Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to groundwater, surface water, ecological and/or property receptors. In the event of such harm being realized, it is not likely to be Severe.
Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to human health receptors. In the event of such harm being realized, it is not likely to be Severe.
Low to Moderate	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realized, would at worst normally be mild.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action. Investigation is required and remedial works may be necessary in the short term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is an evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.

22 ABBREVIATIONS

Abbreviation	Description
AOD	Above Ordnance Datum
AONB	Areas of Outstanding Natural Beauty
BGS	British Geological Survey
c.	circa
CLRA	Contaminated Land Risk Assessment
COMAH	Control of Major Accident Hazards
CSM	Conceptual Site Risk Model
EA	Environment Agency
IPC	Integrated Pollution Control
IPPC	Integrated Pollution Prevention Control
LAPC	Local Authority Pollution Control
LNR	Local Nature Reserves
NIHHS	Notification of Installations Handling Hazardous Substances
NNR	National Nature Reserves
NP	National Parks
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAHs	Polycyclic Aromatic Hydrocarbons
Part IIA	Part IIA of the Environmental Protection. Act 1990
PCBs	Polychlorinated Biphenyls
PCLU	Potentially Contaminative Land Use
PPL	Potential Pollutant Linkage
PSPPL	Potentially Significant Potential Pollutant Linkage
SAC	Special Areas of Conservation
SI	Site Investigation
SPA	Special Protection Area
SPOSH	Significant Possibility of Significant Harm
SSSIs	Sites of Special Scientific Interest
TPHs	Total Petroleum Hydrocarbons
UXO	Unexploded Ordnance
VOC	Volatile Organic Compounds